Commonwealth Pier Revitalization/ South Boston Waterfront/

PEMBROKE

schmidt/hammer/ lassen/ architects/







SASAKI





Thornton Tomasetti







TABLE OF CONTENTS

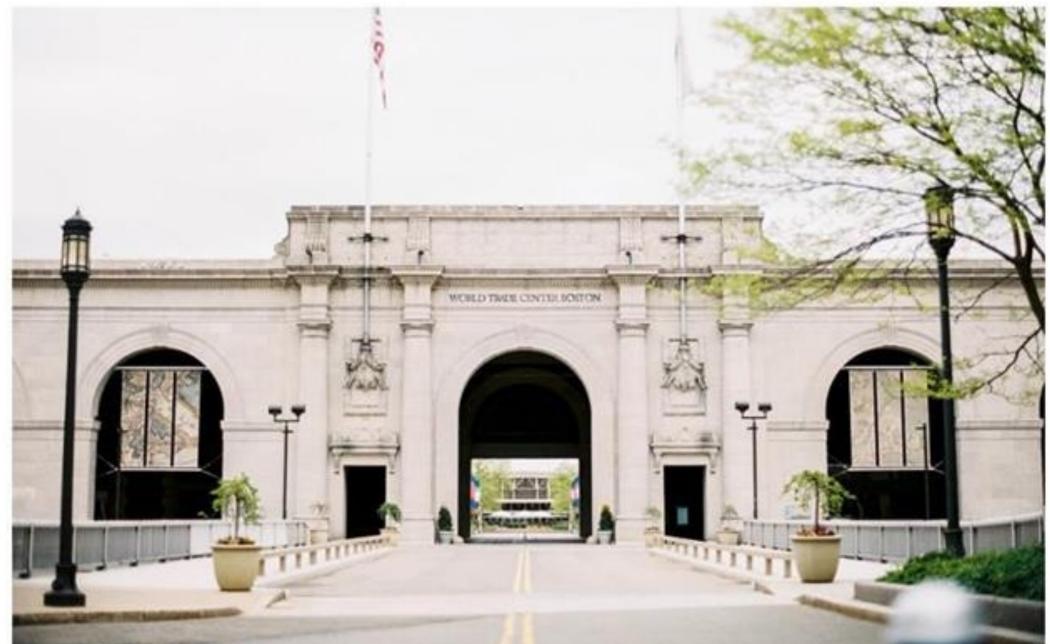
- I. Concept Narrative
- II. Public Realm: Connections & Site Improvements
 - A. Harbor Plaza
 - **B.** Apron Extensions
 - C. Seaport Blvd. / Retail Arcade
 - D. Viaduct Terrace/Bridge/Connector
 - C. Harborwalk / Niches
 - E. North End of Pier
- **III. Architectural Palette**
- IV. Facades: Design Theory & Detail
 - A. Warehouse
 - **B.** Modern Intervention "The Cut"
 - C. Historic
 - **D. Sculptural Elements**
- V. Lighting Concepts



Concept Narrative











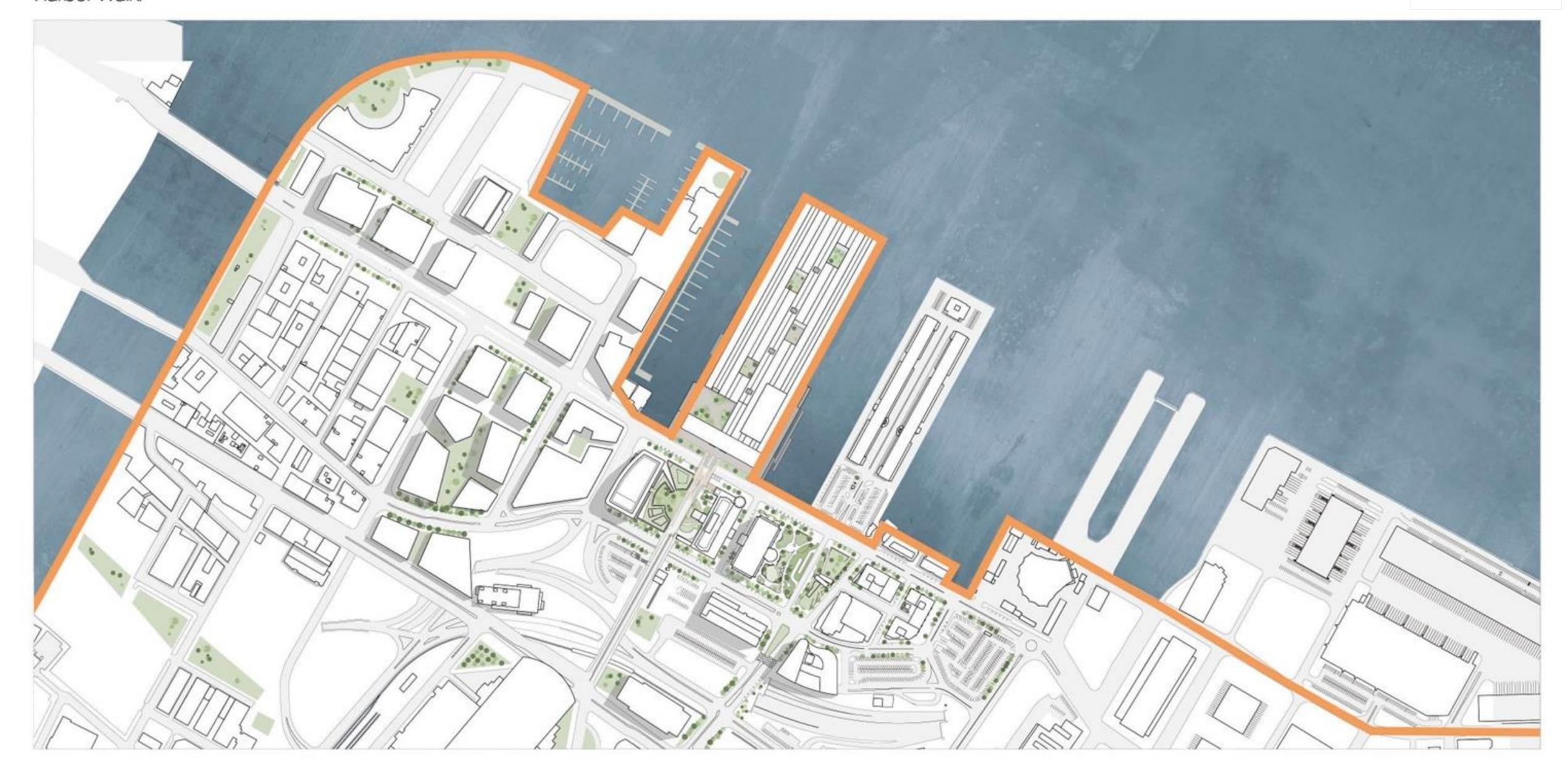


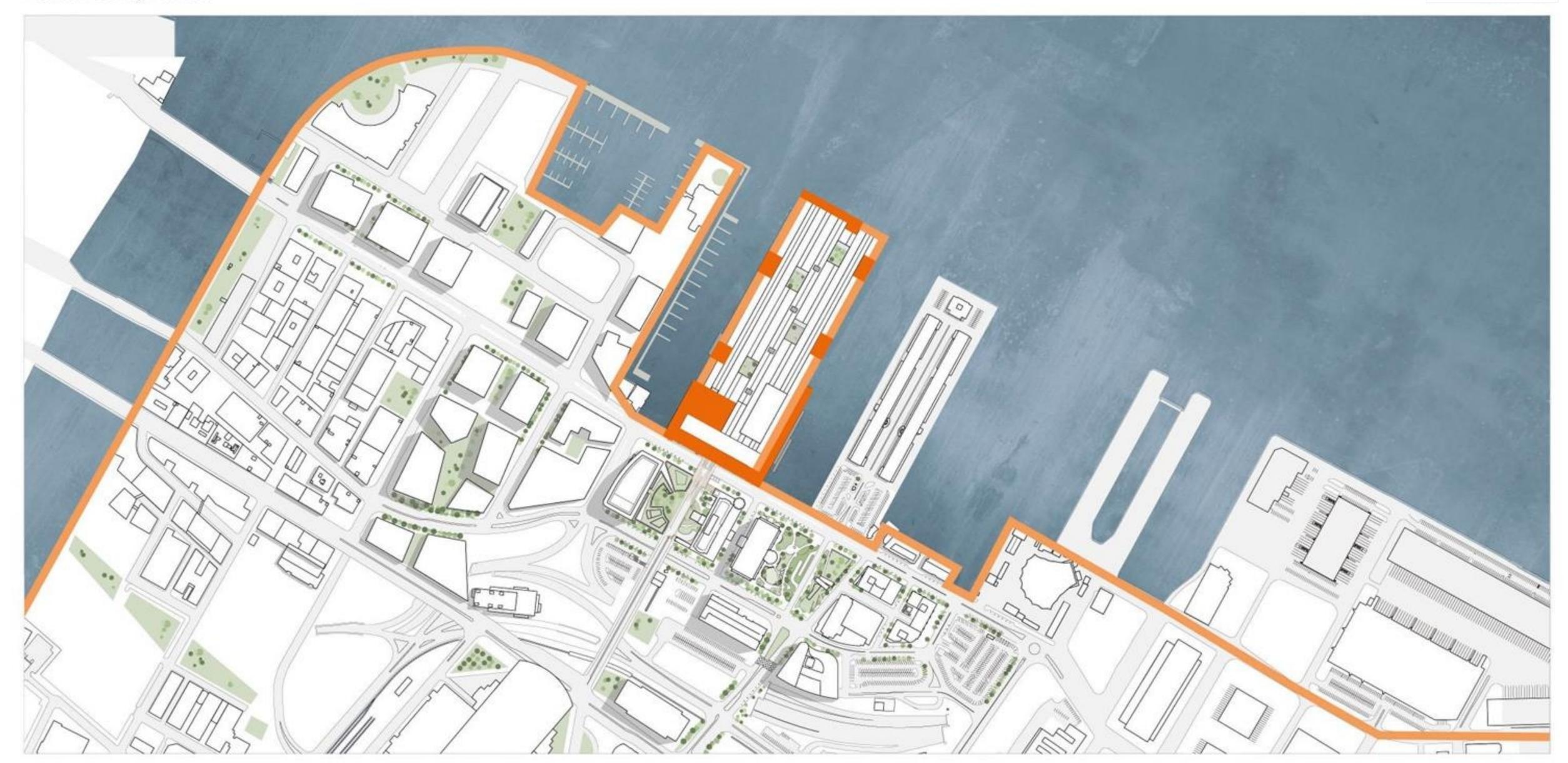






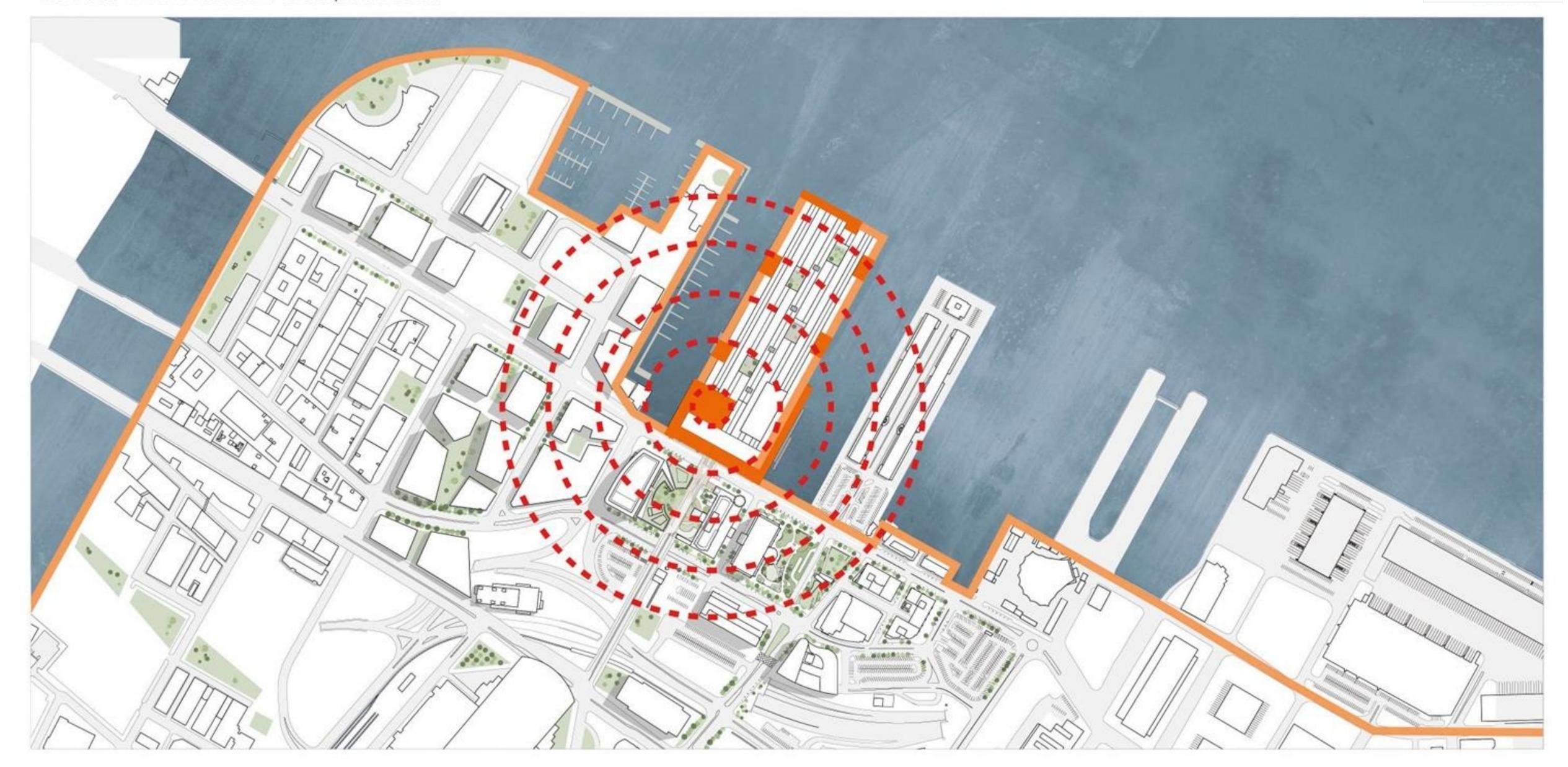






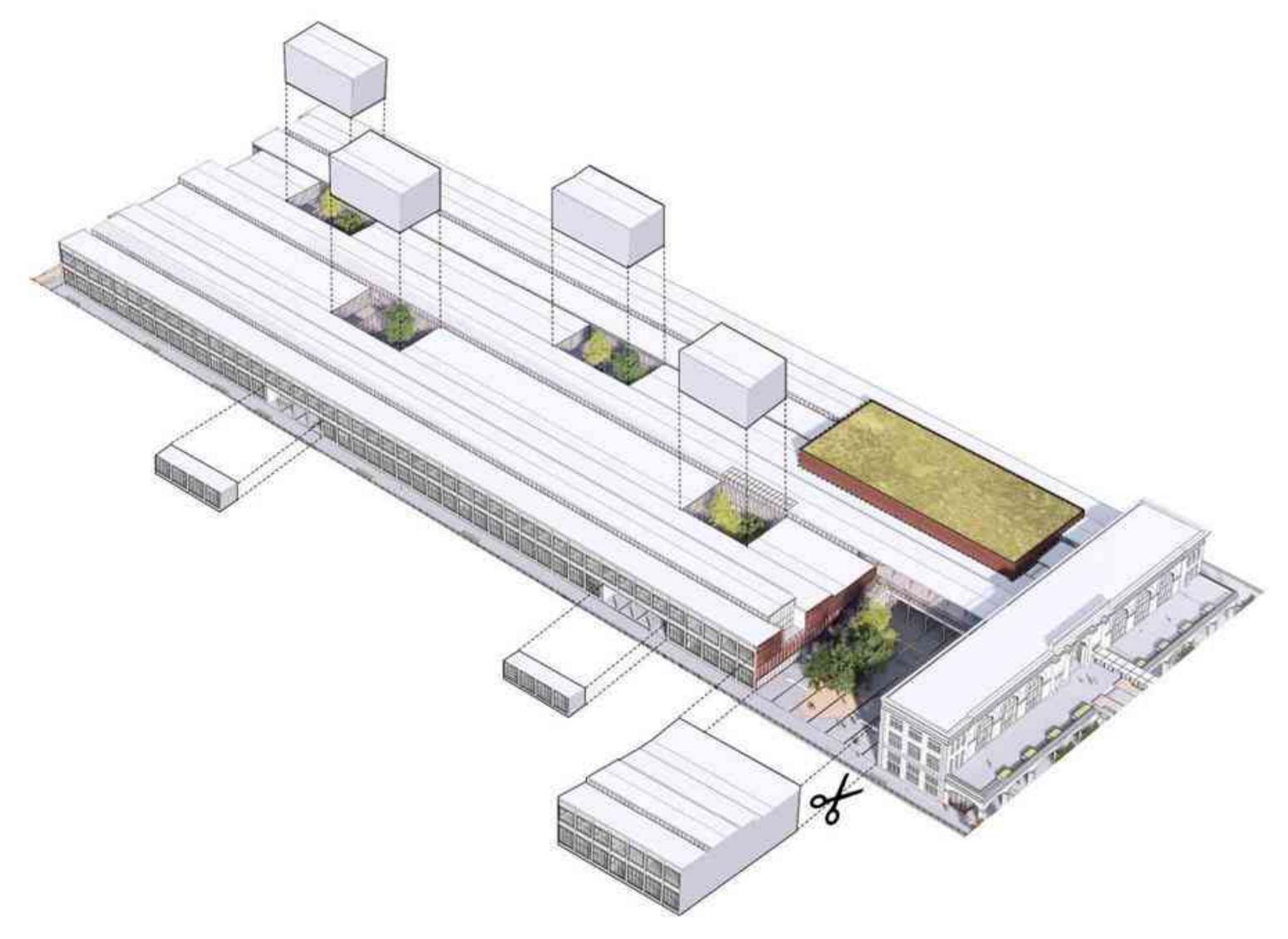
Urban Strategies/ The Plaza/ A New Heart for the Seaport District/















Plans/ L1 Harbor Level

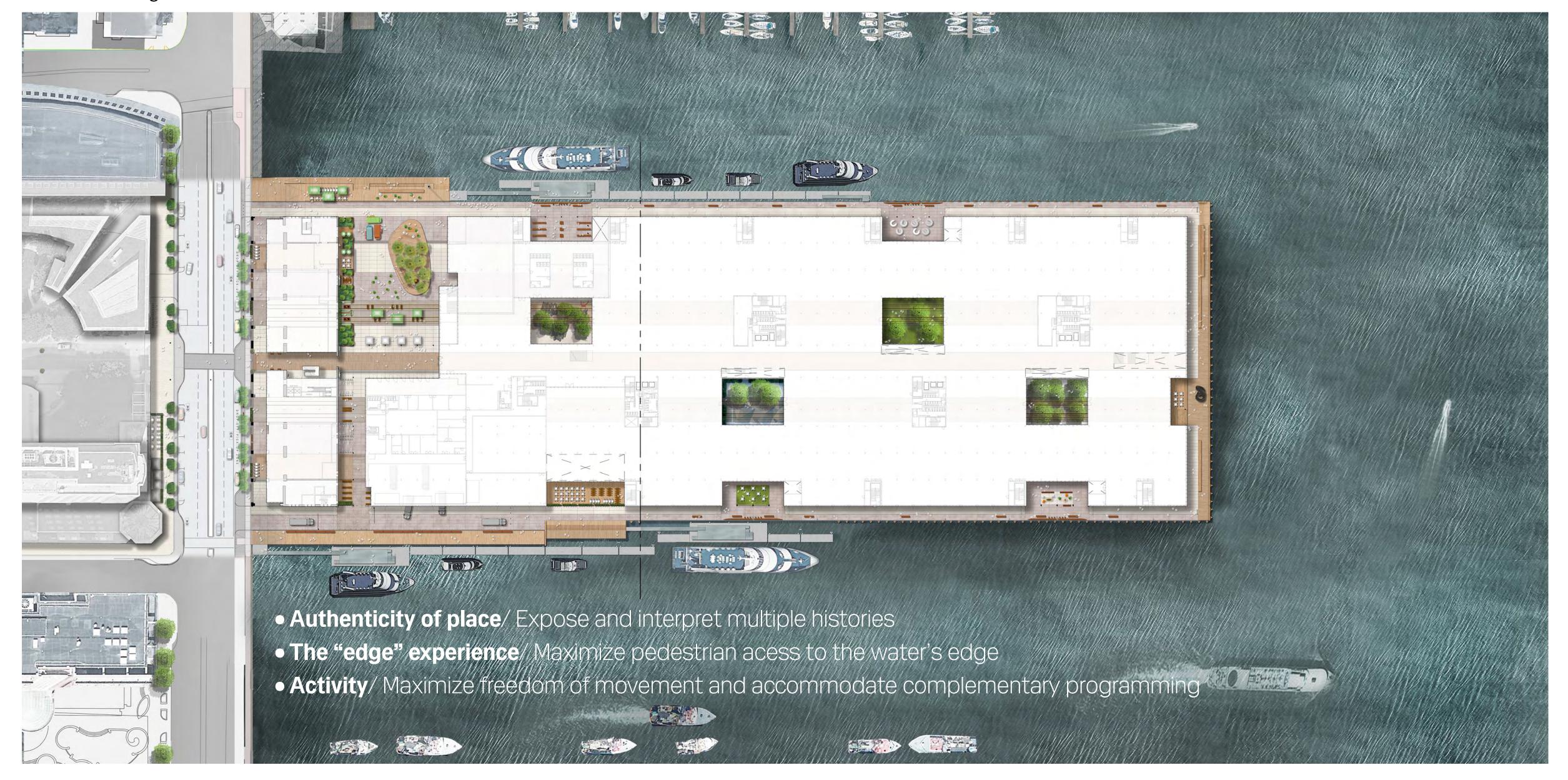
Site Plan/

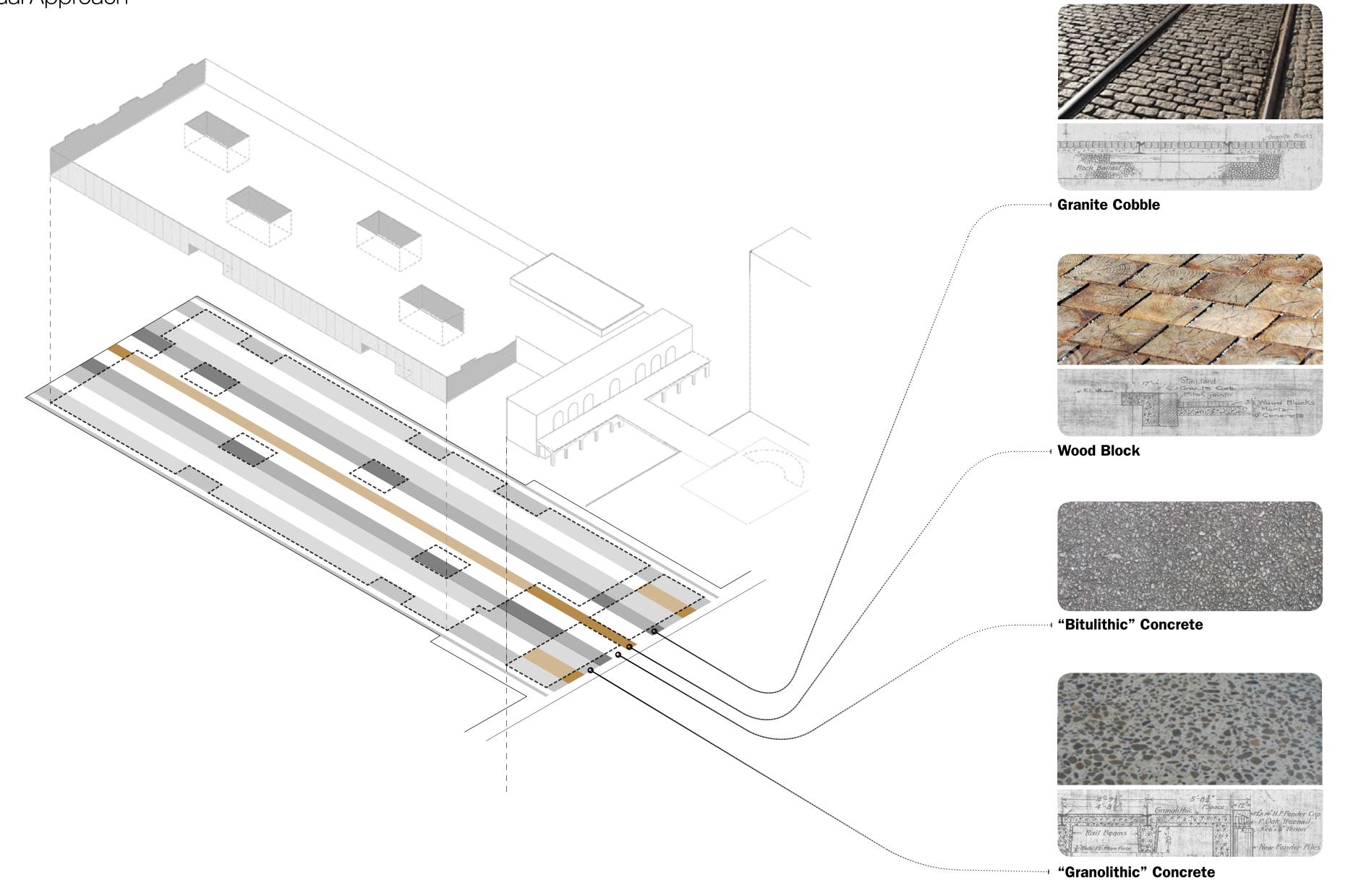


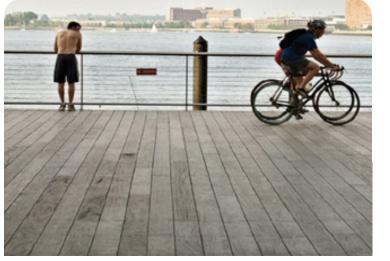


Project Fly-Through / Destination & Activation

Public Realm / Connections & Site Improvements







Wood Decking



Wood and Stone Site Furniture

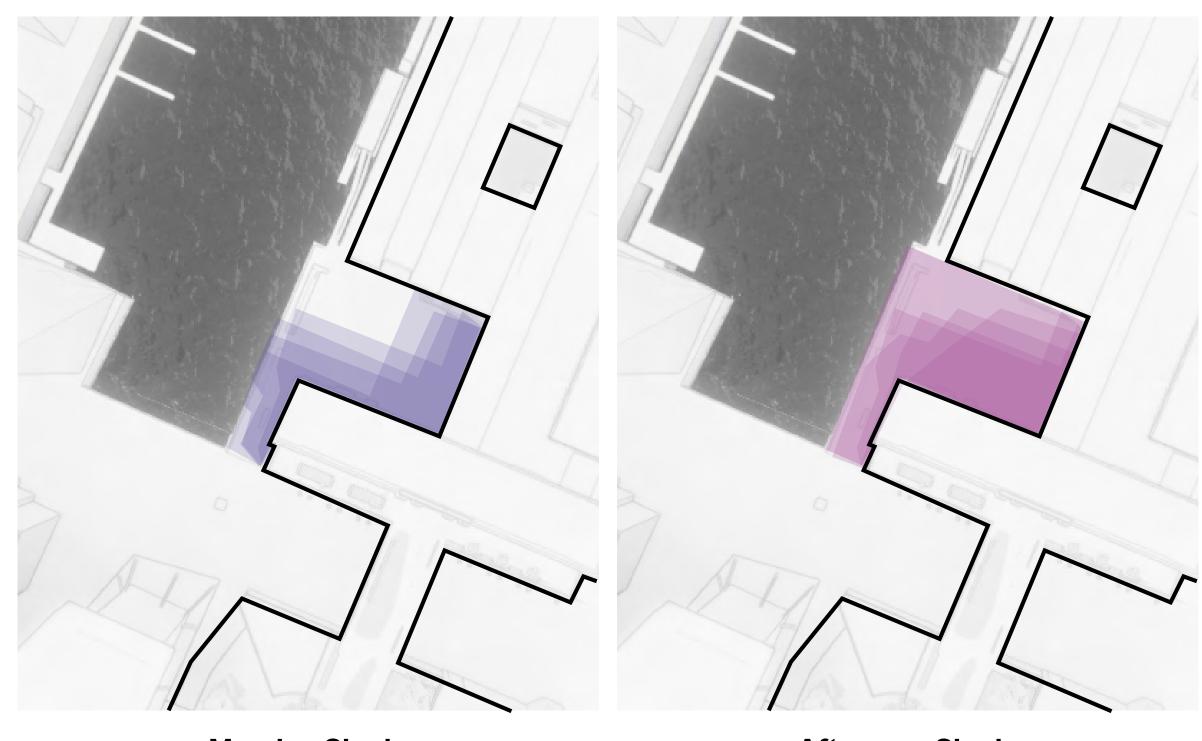


Metal Planters



Wood and Metal Plane

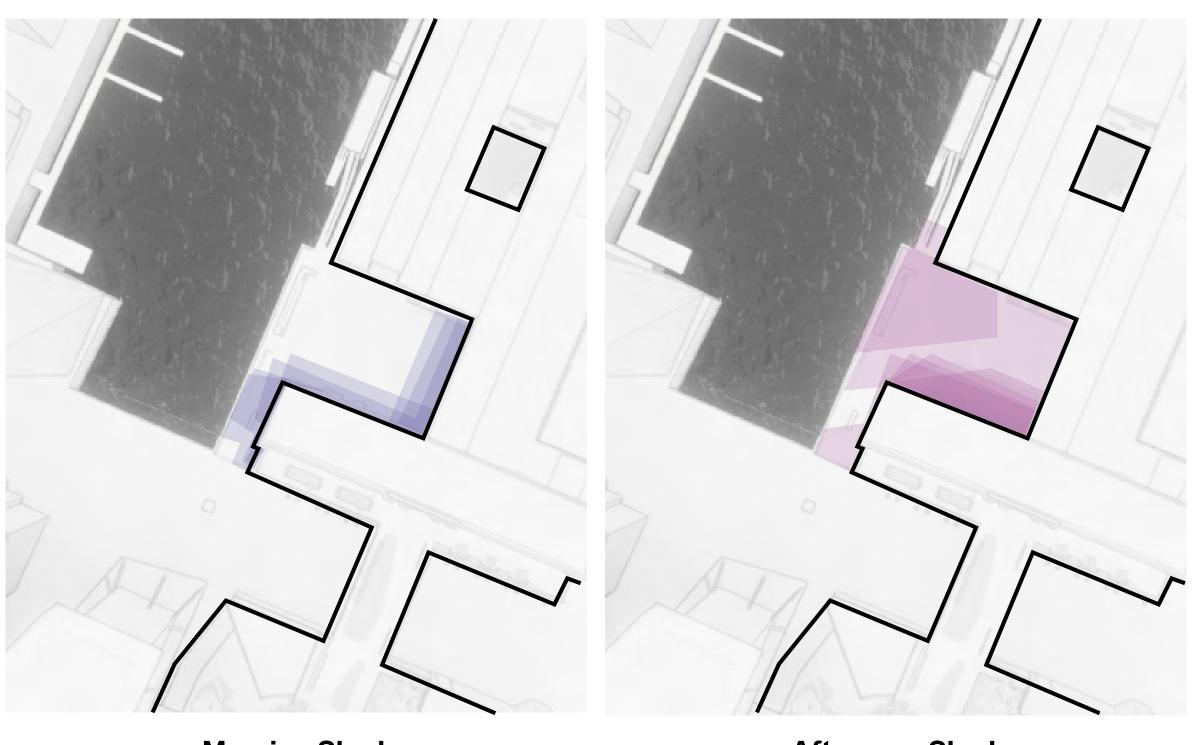
SPRING / FALL



Morning Shade 09:00 - 12:00

Afternoon Shade 12:00 - 18:00

SUMMER



Morning Shade 09:00 - 12:00

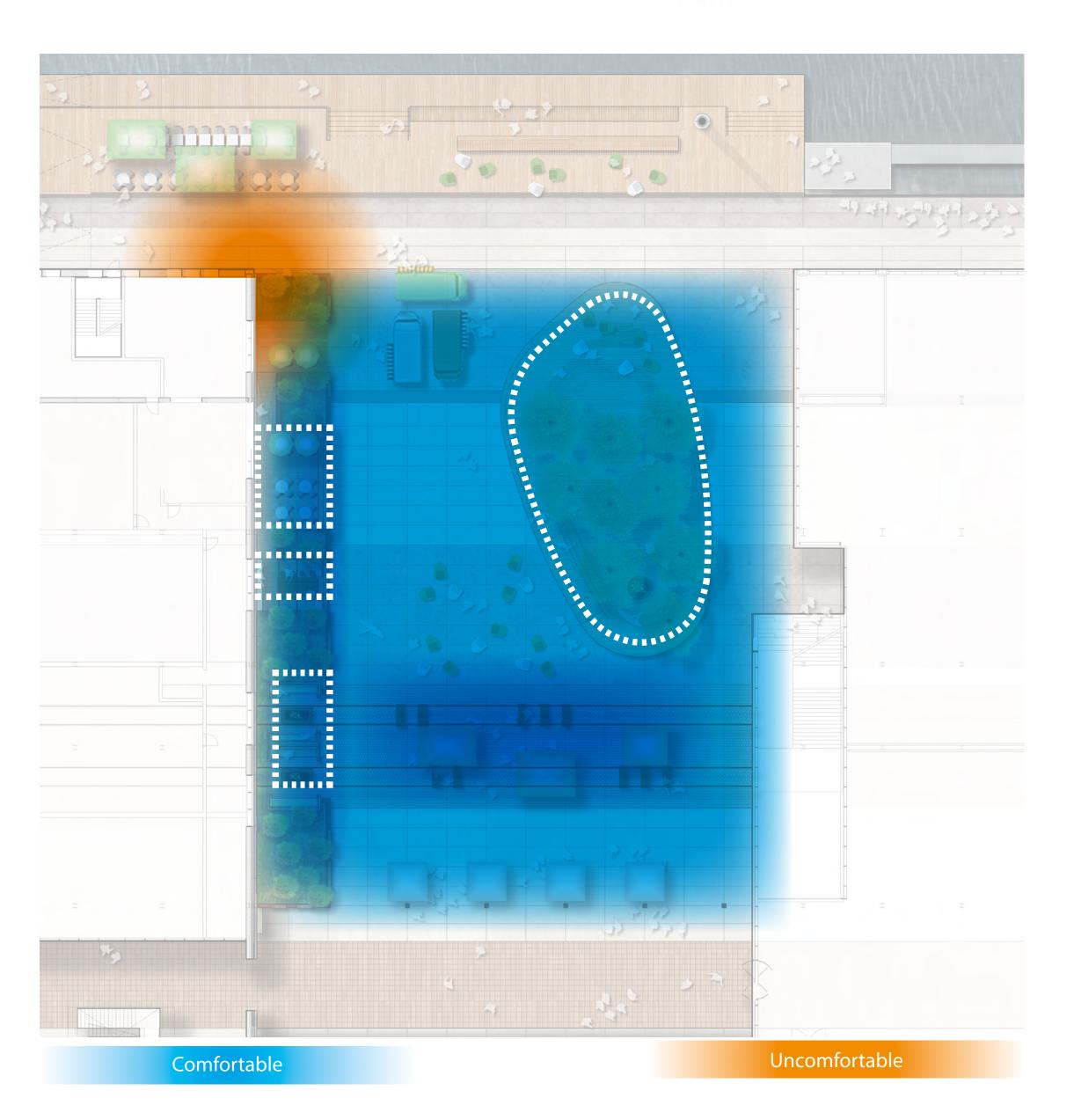
Afternoon Shade 12:00 - 18:00

Public Realm/ The Plaza/Thermal Comfort/









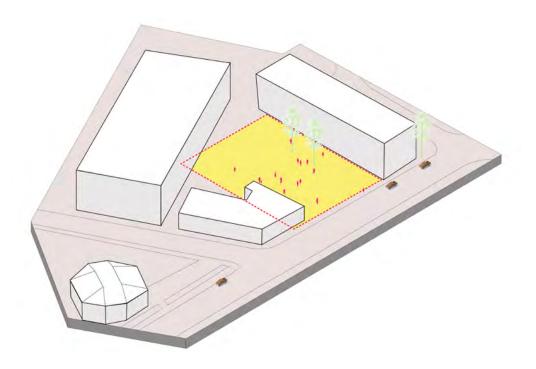
Public Realm/

The Plaza/ Scale Comparisons/

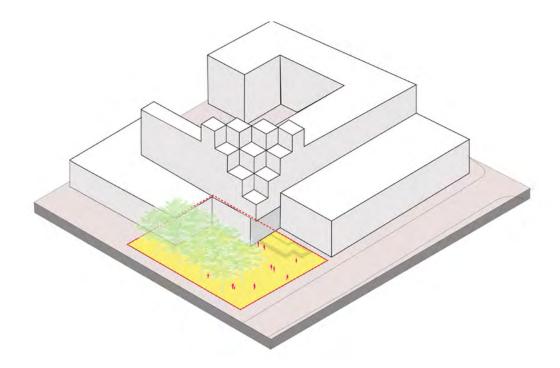




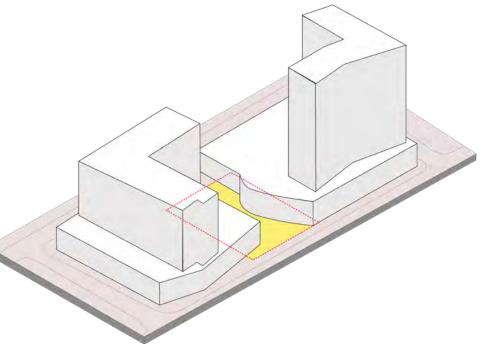




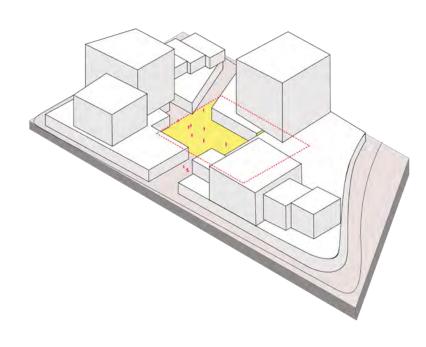
Kendall Square Plaza



The Charles Hotel Plaza



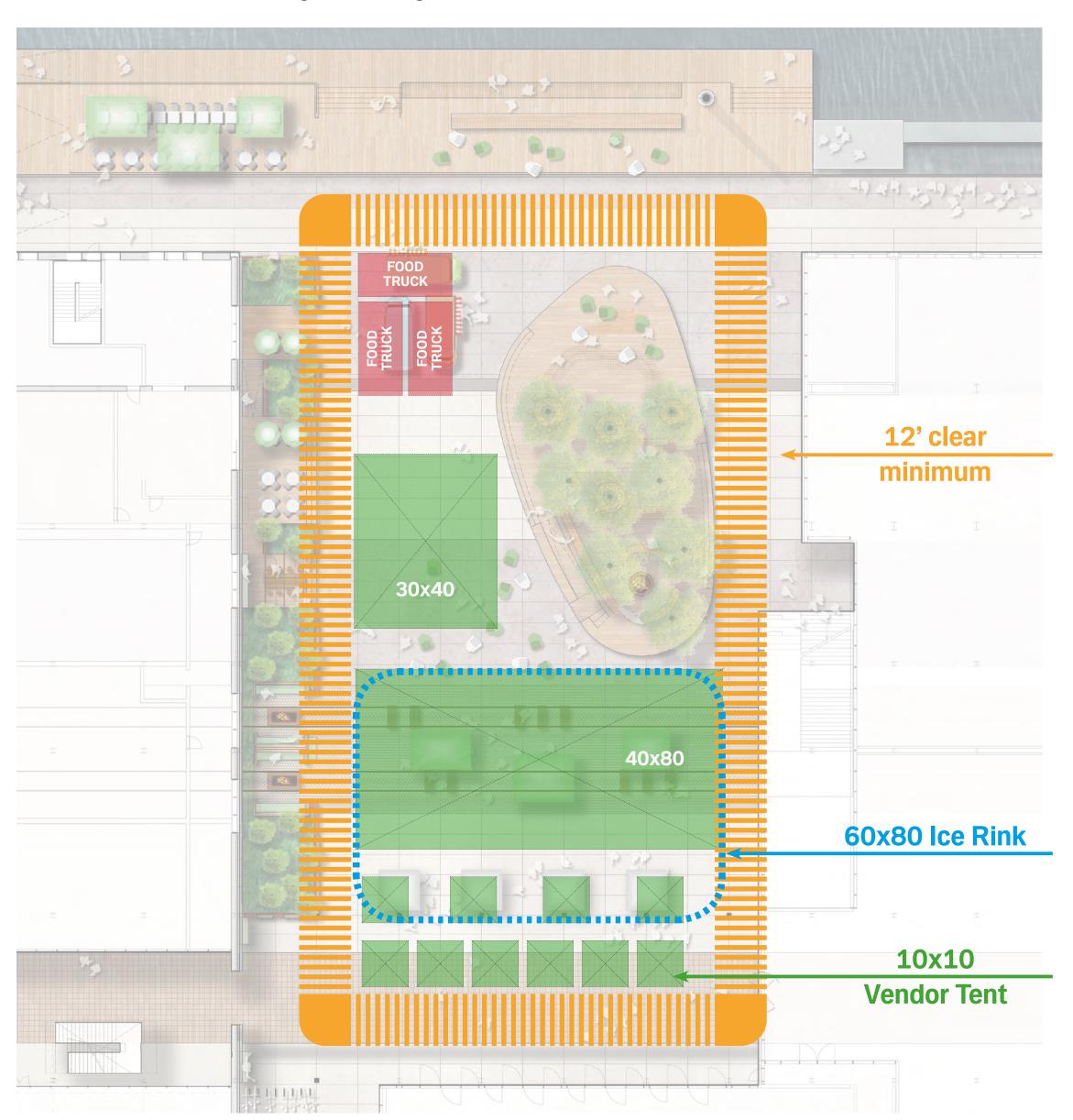
B+ C Parcel, New Seaport Master Plan



M Parcel, New Seaport Master Plan

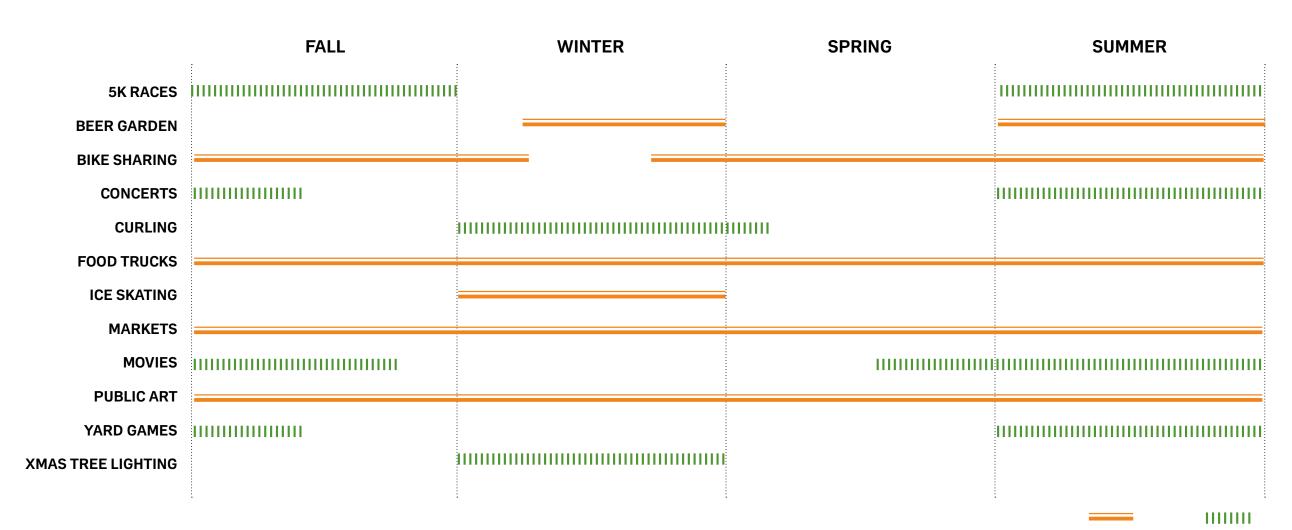
Site Plan/

The Plaza/Flexible Programming





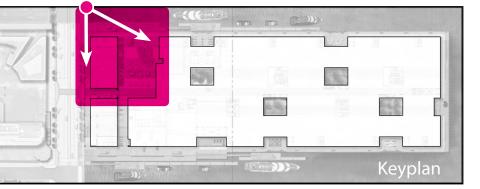
POP-UP



Initial Considerations for Public Realm Activation

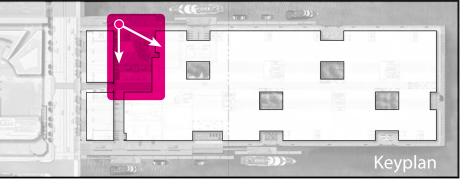


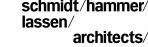




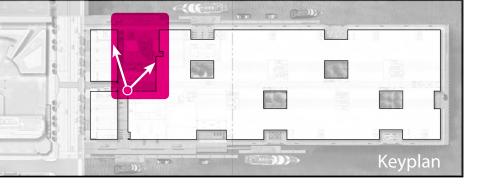




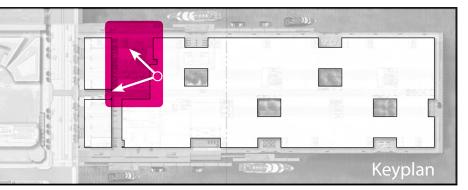


















Manufacturer: Uhlmann

Product Name: Quantity: Options: Commercial Grade Patio Umbrellas Classic Type T, Sizes TBD

A: Removable Oversize Umbrellas





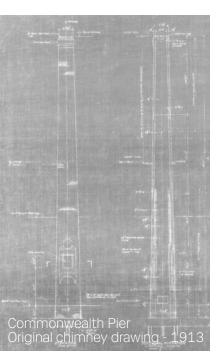
Manufacturer: Landscape Forms
Product Name: Chipman Table & Chair Sets
Quantity: See Below
Options: 36" Round Tables: 7
27" Square Tables: 11
Chairs: 50

B: Cafe Tables & Chairs



Manufacturer: Loll Designs
Product Name: Adirondack Chair (Flat) Colors T.B.D. Options:

C: Movable Lounge Chairs

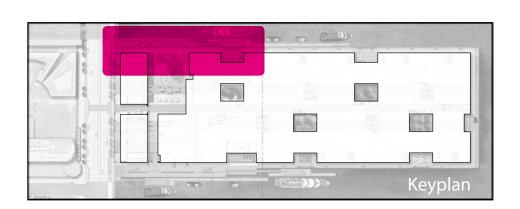


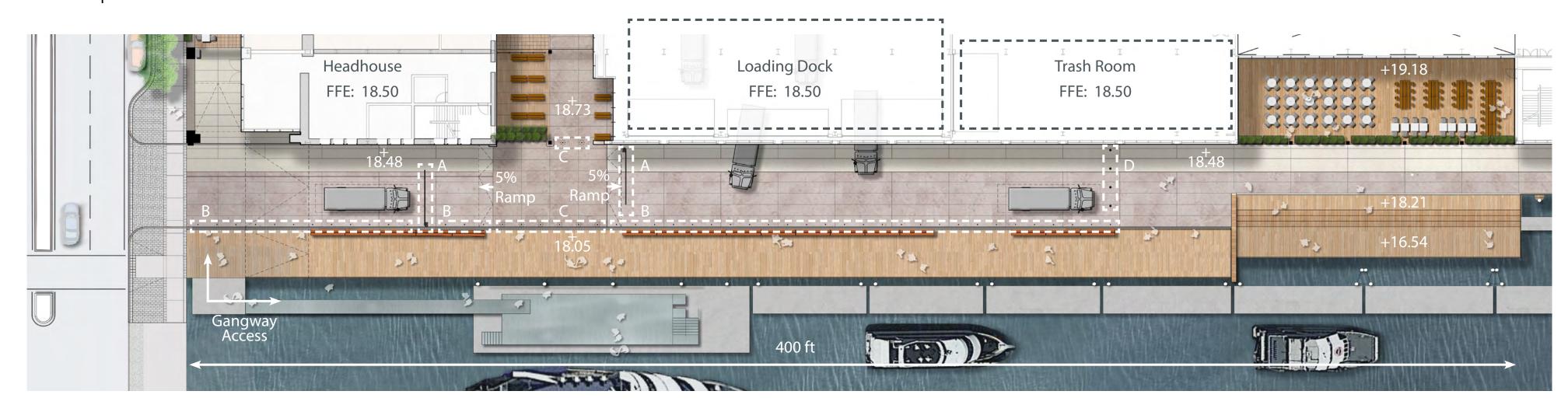


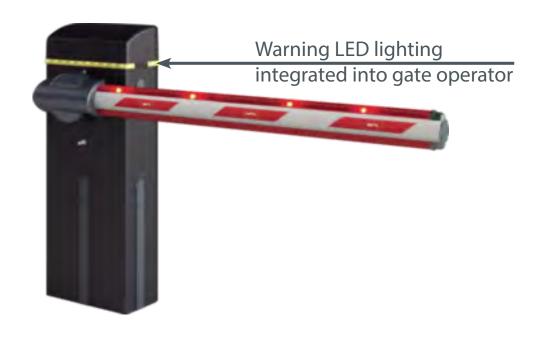
Contemporary interpretation of historic element

D: Potential Sculpture Location *Sculpture and additional structural reinforcing

not in current scope







Combination safety & warning LED lighting integrated into bollard

Manufacturer: BFT Product Name: Quantity: Options:

Michelangelo BT A 80 U 120 RAL

Table top, metal mesh surround, gas kit with Adjustable key valve, manifold, flex hose, & fit-

A: Electronic gate operators at apron

Manufacturer: Landscape Forms
Product Name: 6" dia. Fixed Annapolis Bollard
Quantity: 42 21 Lighted top, 21 Standard top (alternating)

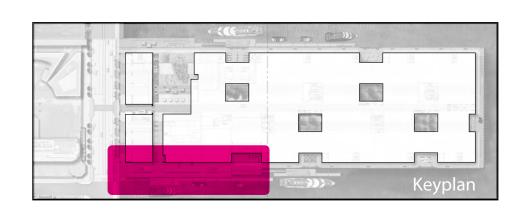
B: Fixed Bollard

Manufacturer: Landscape Forms
Product Name: 6" dia. Fixed Annapolis Bollard
Quantity: 8
Options: Lighted top & Flashing Vehicle Lighted top & Flashing Vehicle warning Indicator

C: Warning Bollard

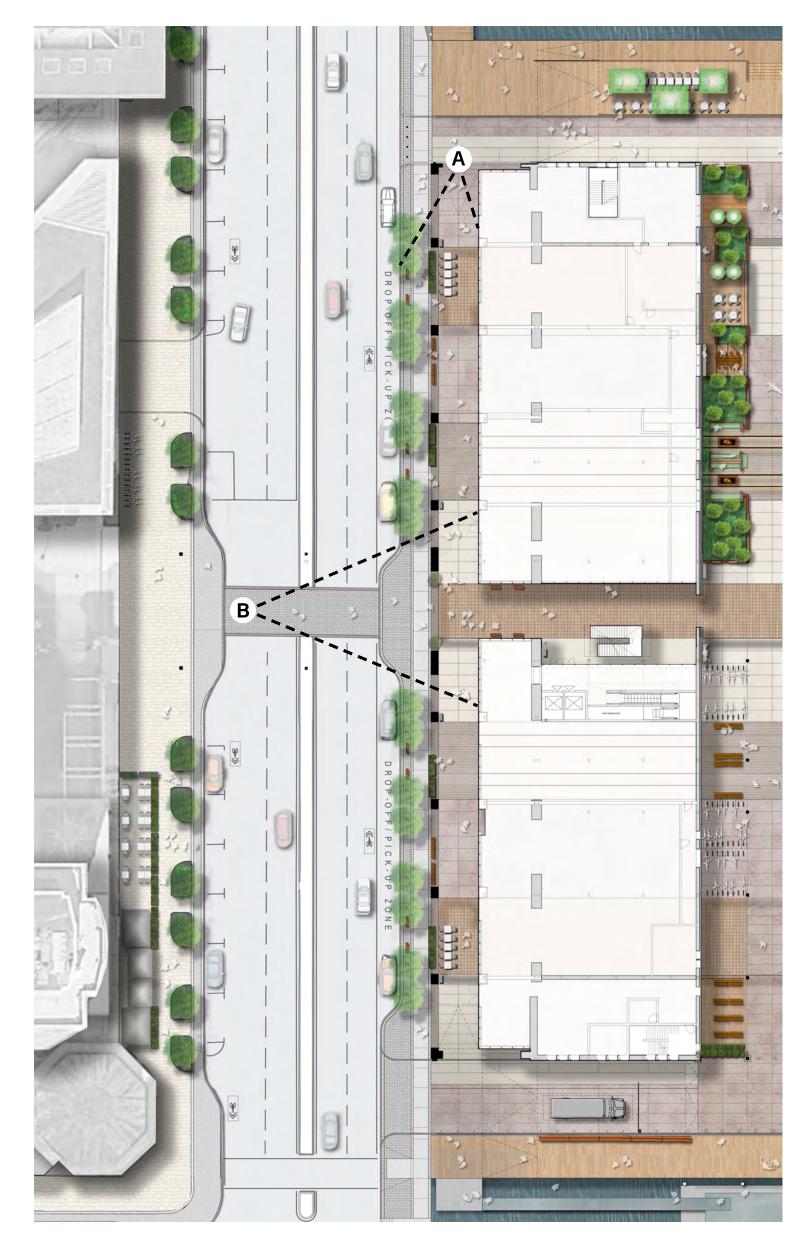
Manufacturer: Landscape Forms
Product Name: 6" dia. Removable Annapolis Bollard
Quantity: 4 Keyed Removal Option Options:

D: Removable Bollard

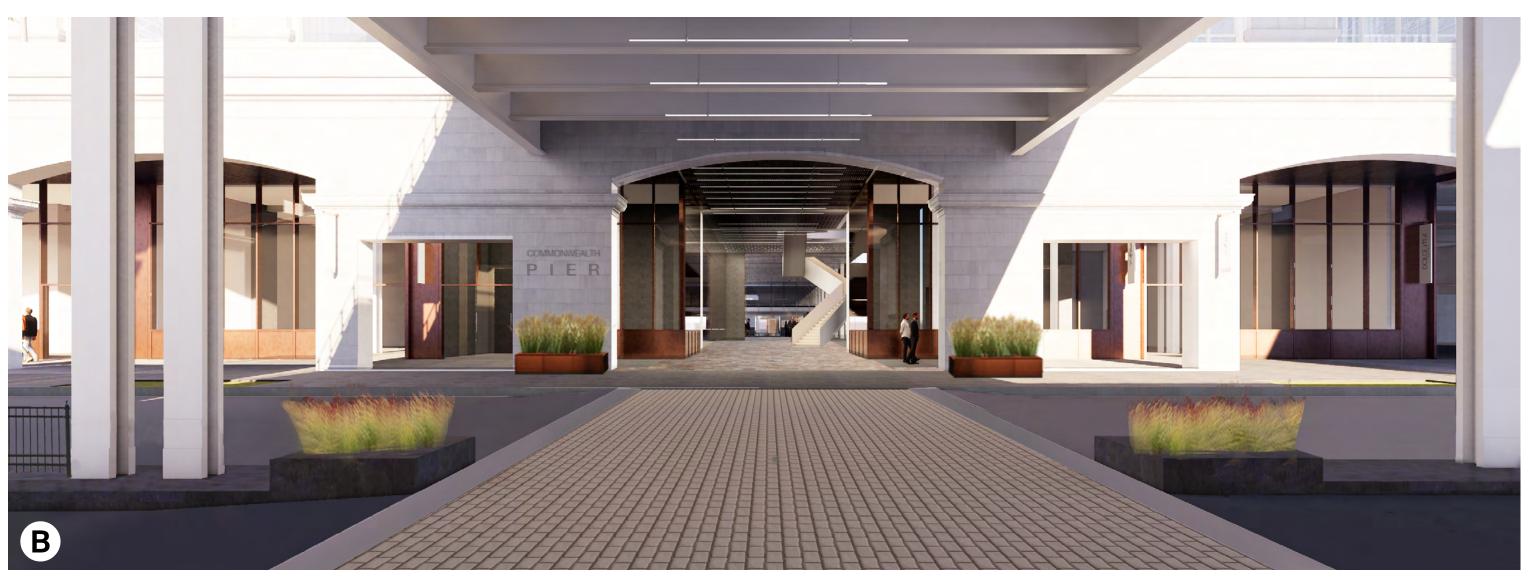


PEMBROKE CDT SASAKI schmidt/hammer/lassen/architects/

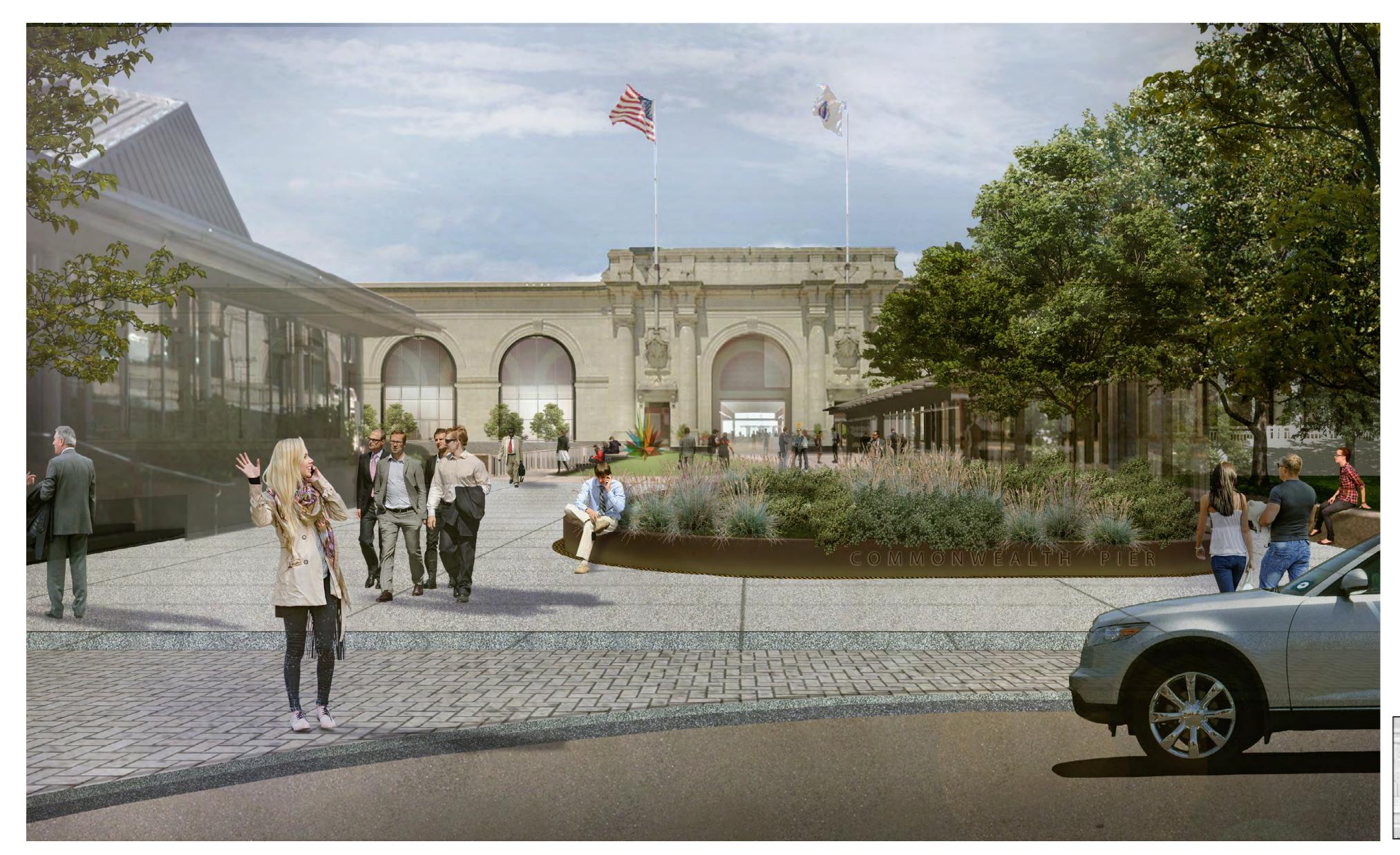


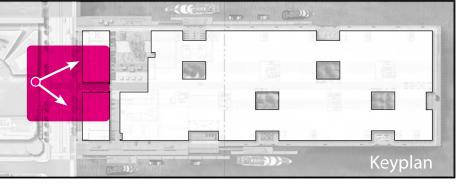


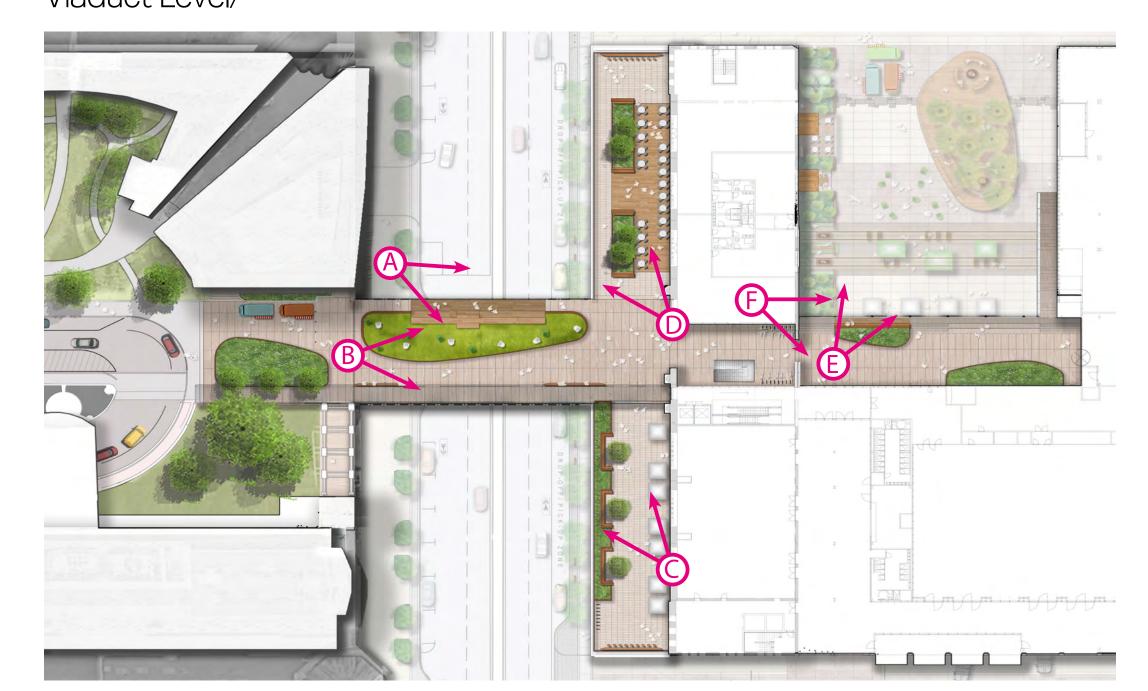


























WESTERN NICHES EASTERN NICHES

SPRING / FALL



Morning Shade 09:00 - 12:00



Afternoon Shade

12:00 - 18:00

SUMMER



Morning Shade 09:00 - 12:00

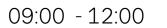


Afternoon Shade 12:00 - 18:00

SPRING / FALL



Morning Shade





Afternoon Shade

12:00 - 18:00

SUMMER



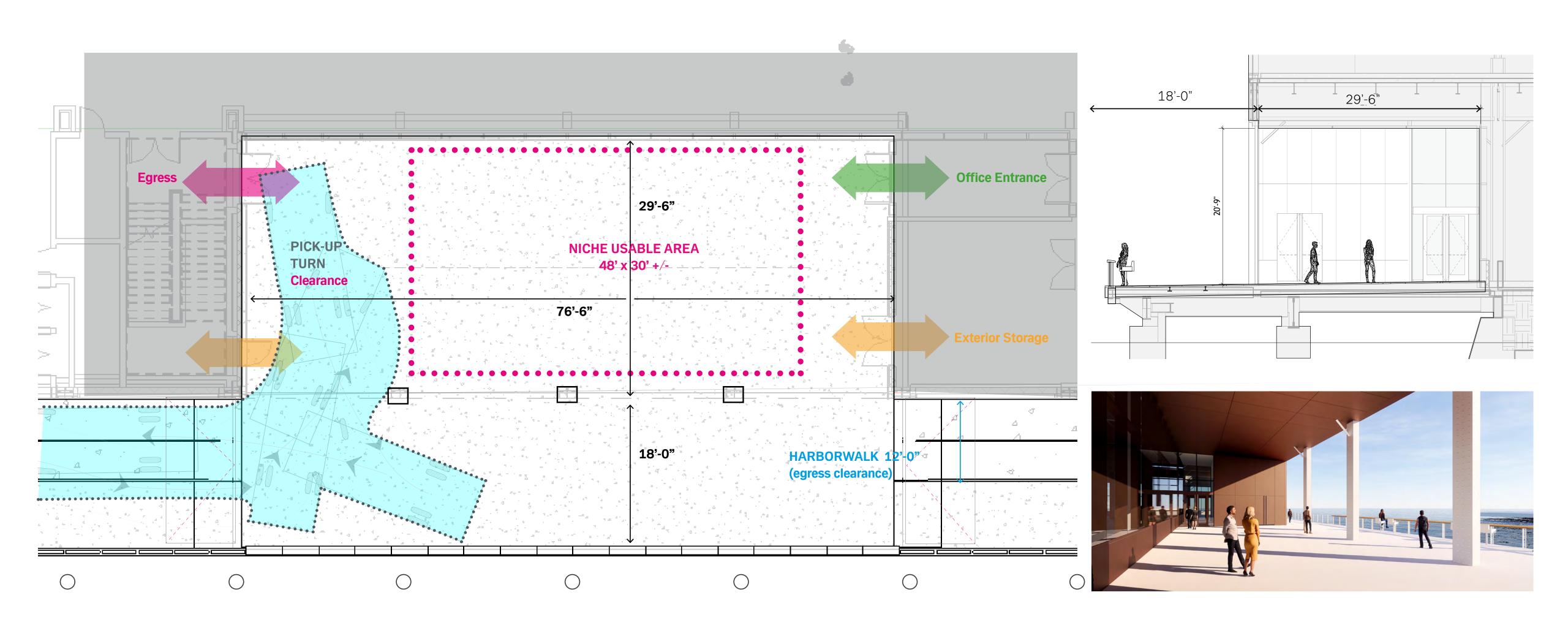
Morning Shade

09:00 - 12:00



Afternoon Shade

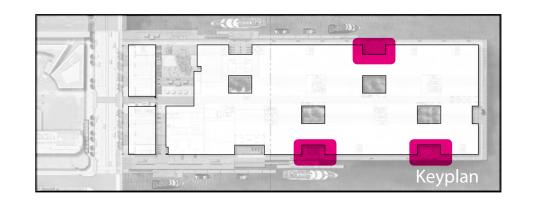
12:00 - 18:00







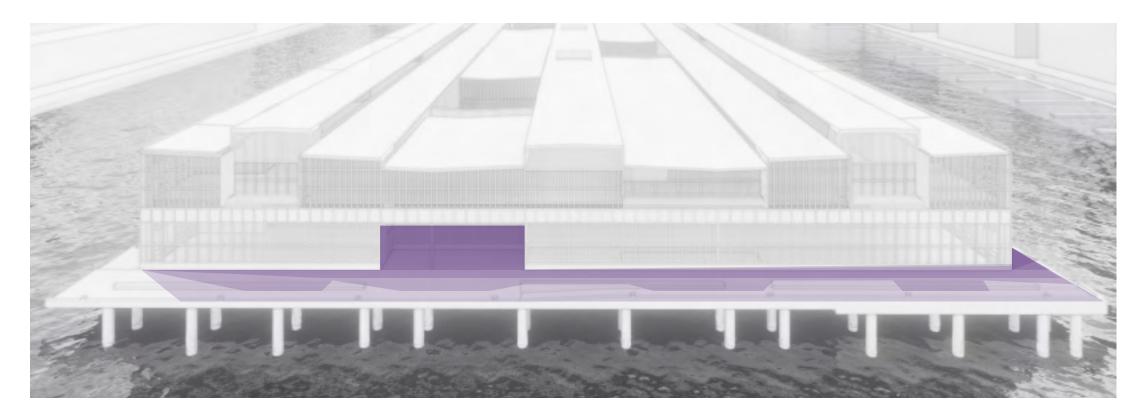




Pier Head/Thermal Comfort

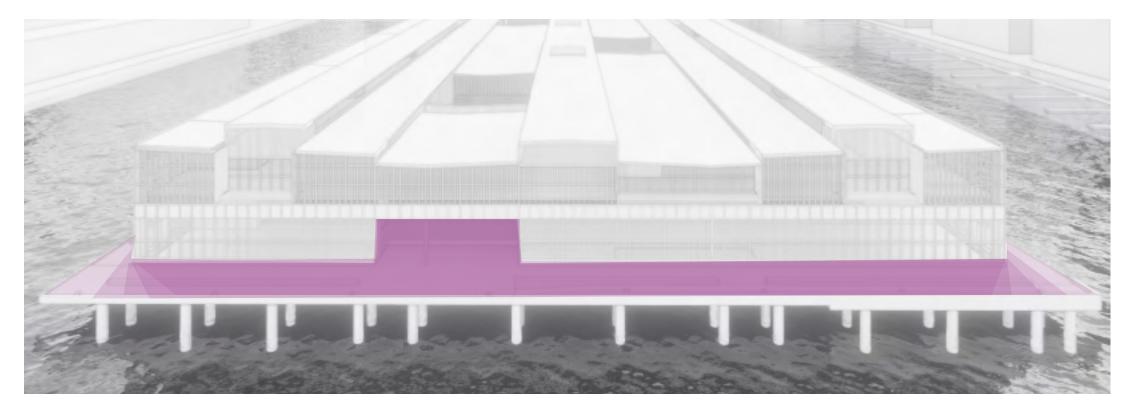


SPRING / FALL



Morning Shade

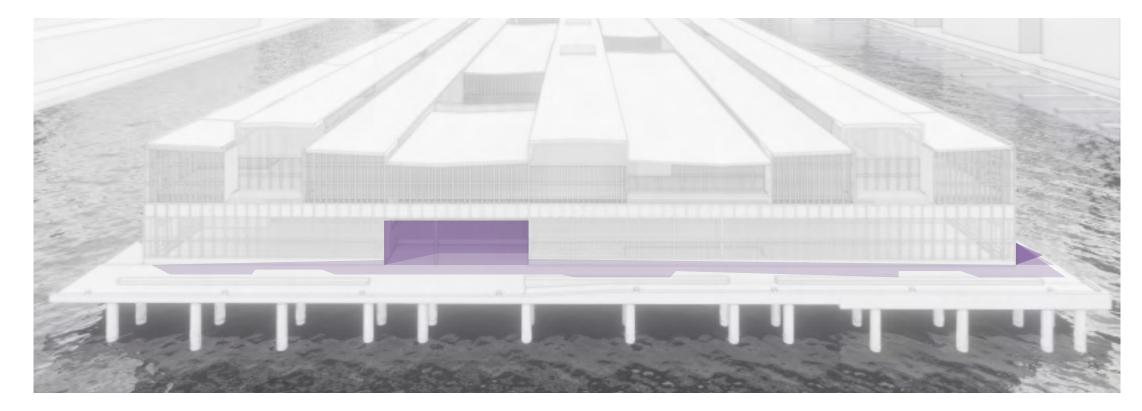
09:00 - 12:00



Afternoon Shade

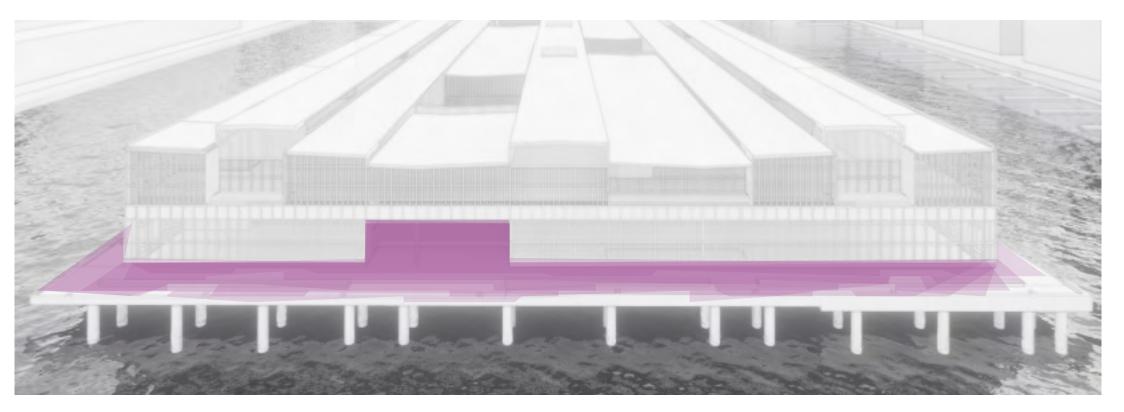
12:00 - 18:00

SUMMER



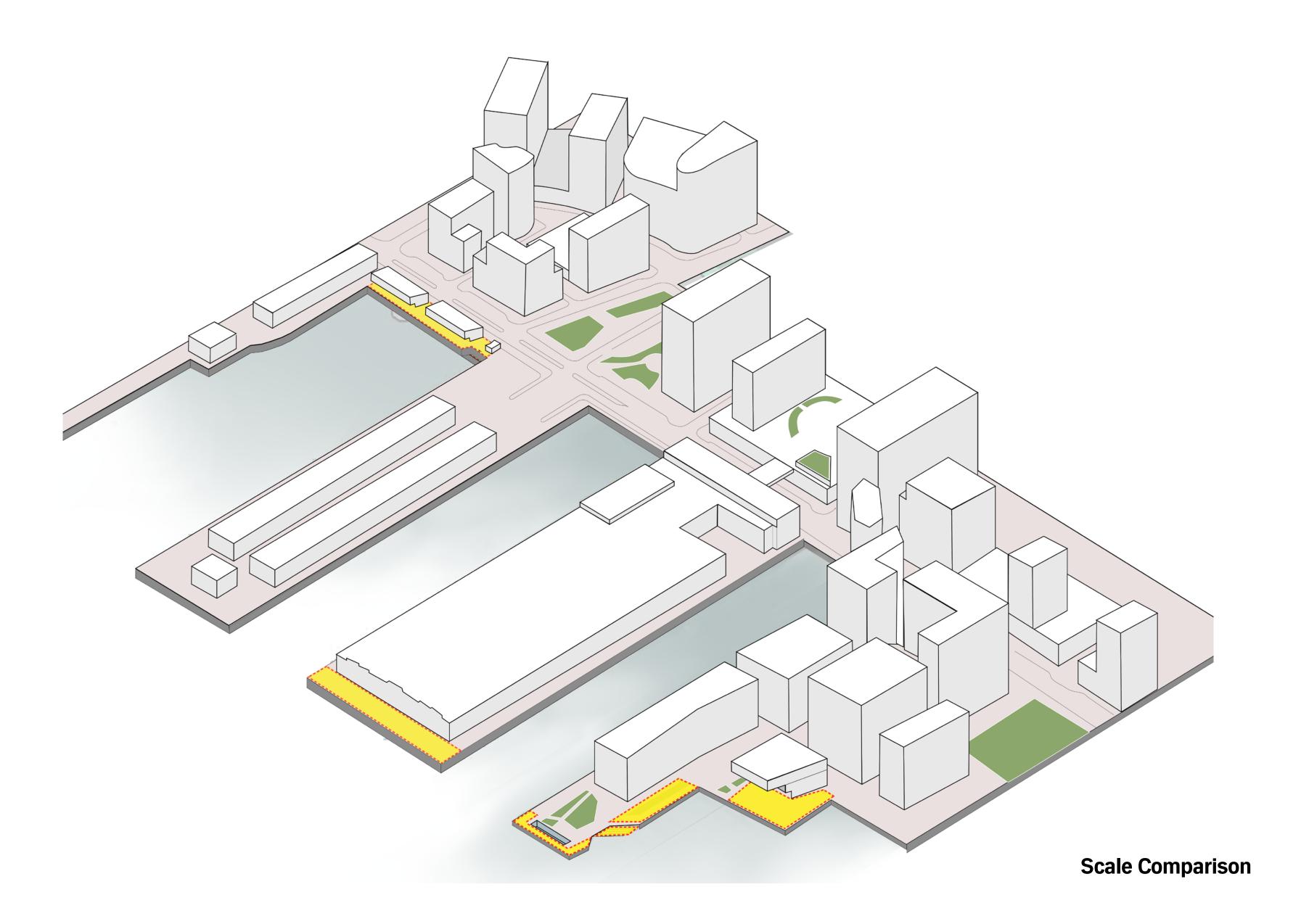
Morning Shade

09:00 - 12:00



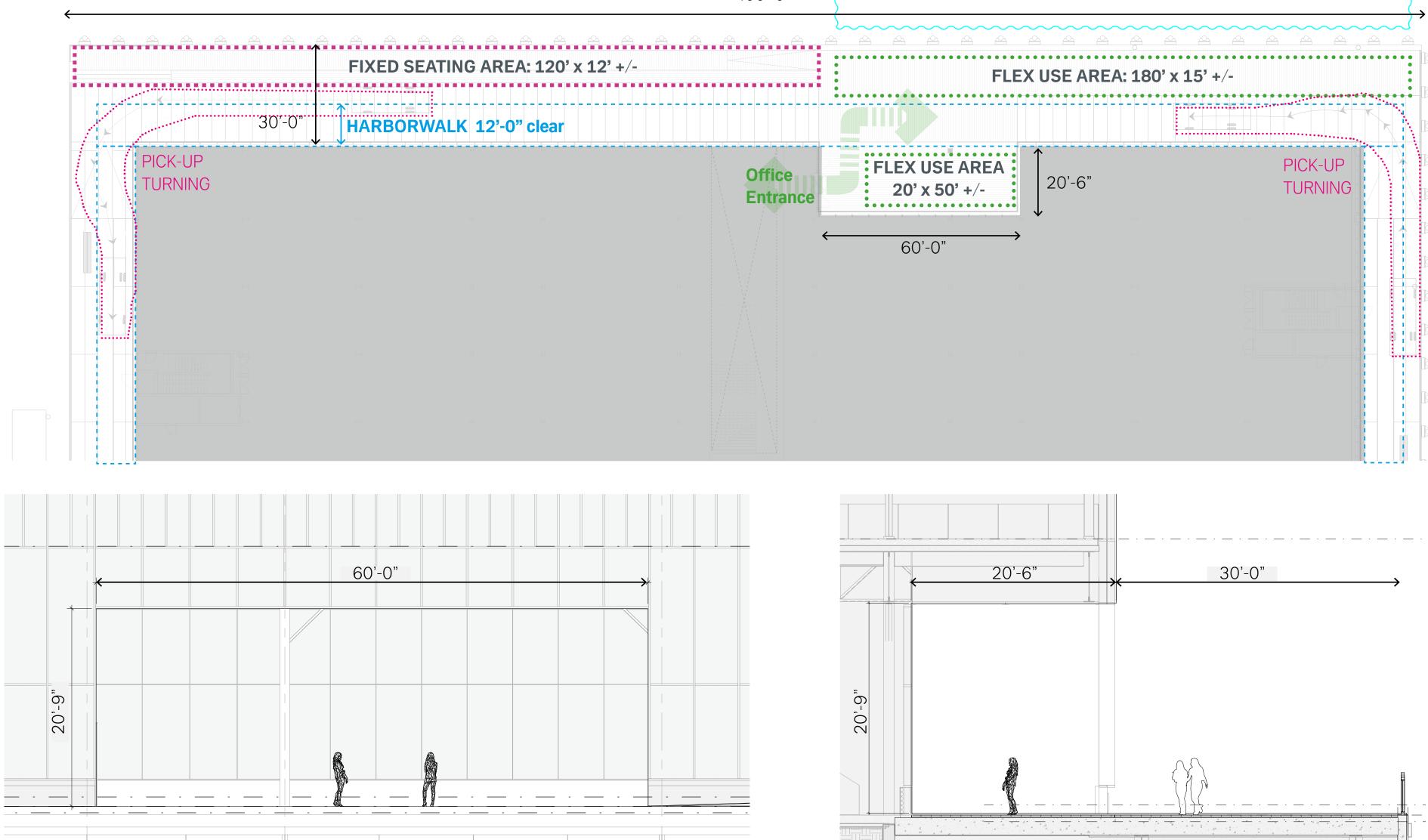
Afternoon Shade

12:00 - 18:00



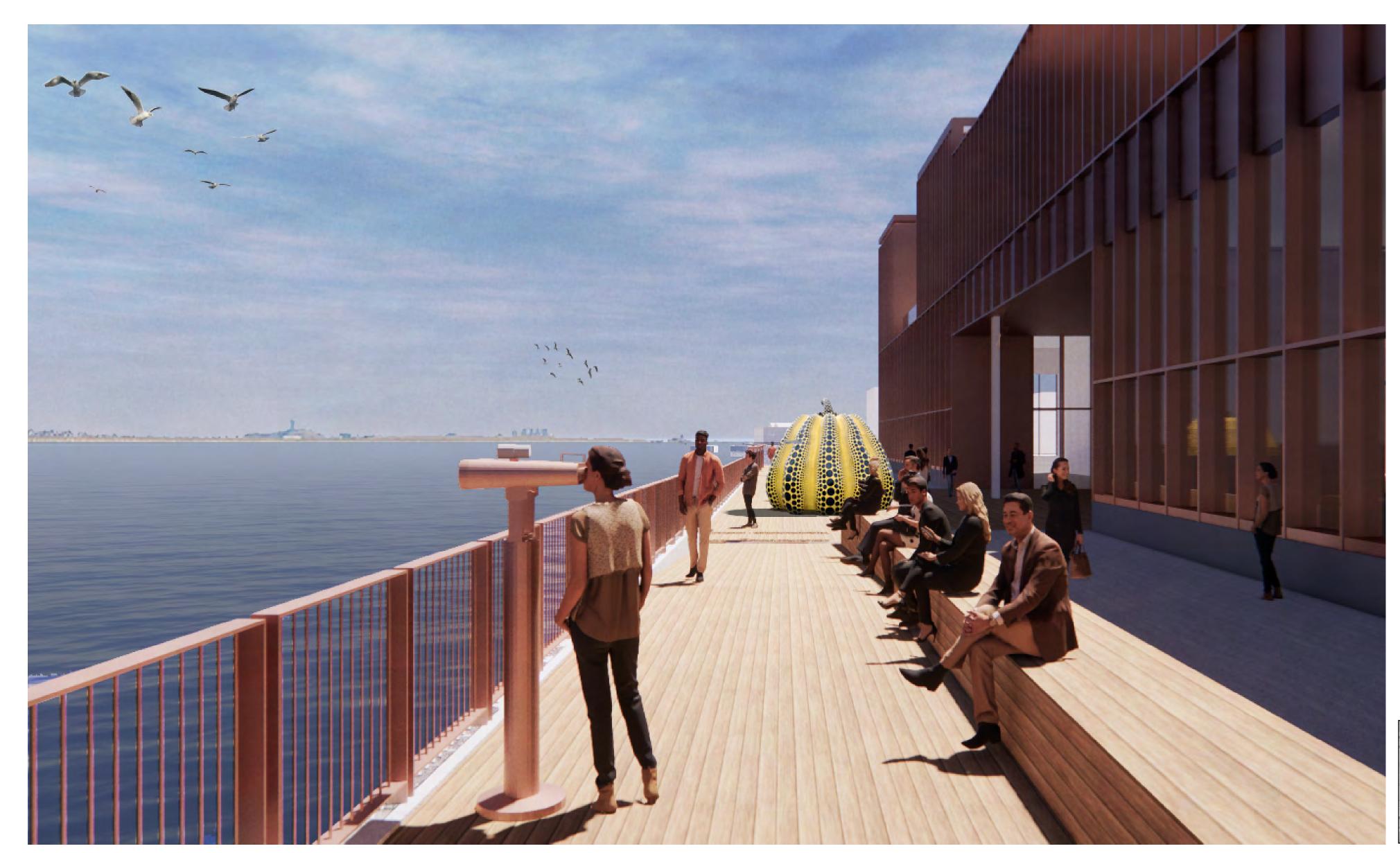
400'-0"

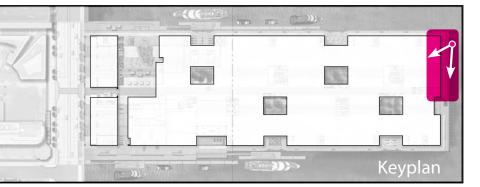
UPGRADED SHIP MOORING

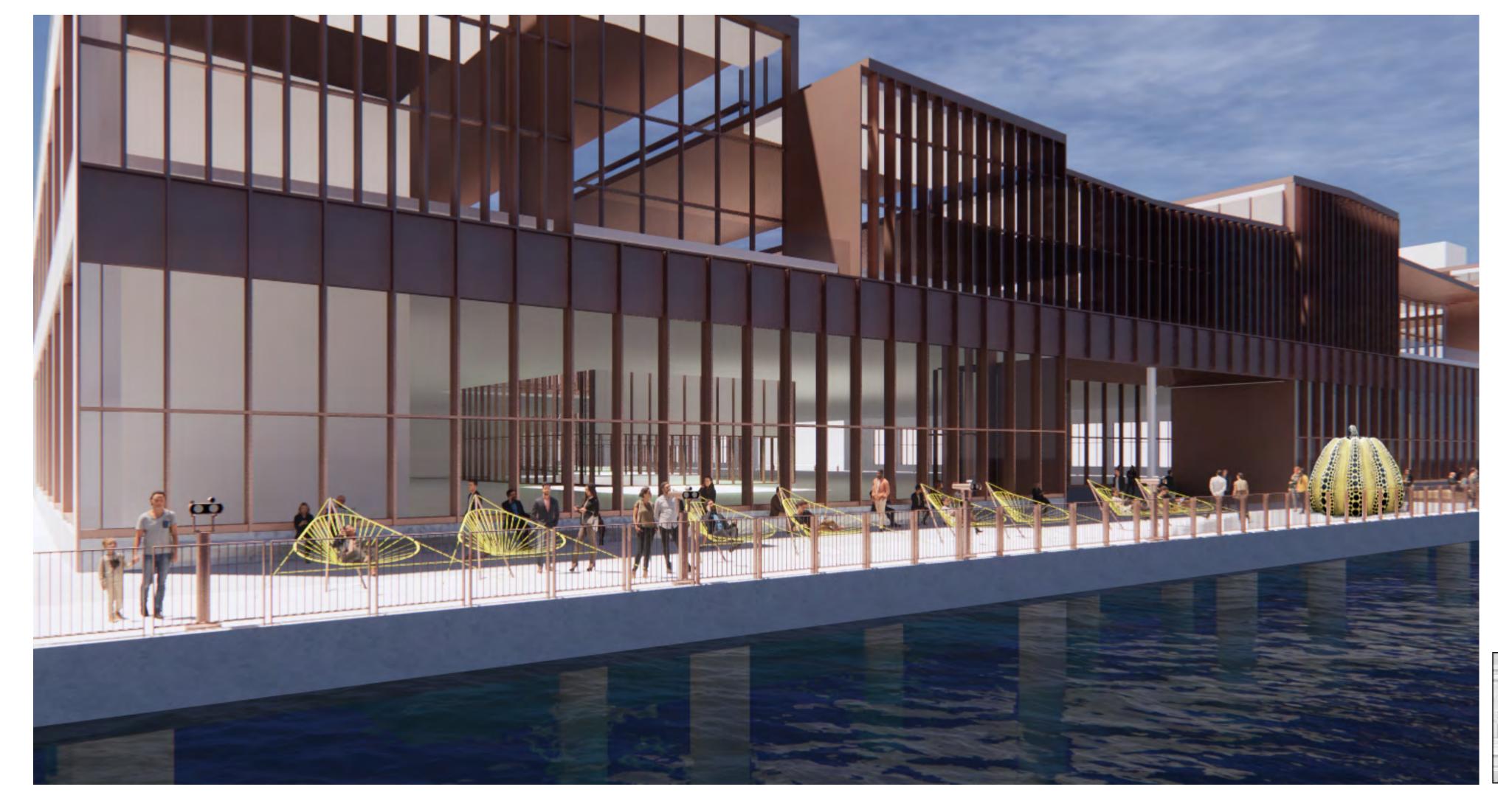


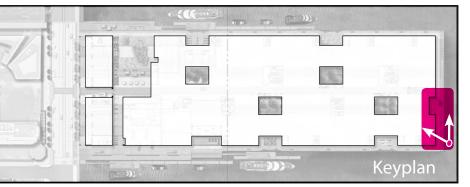












Architectural Palette



Facades / Old & New

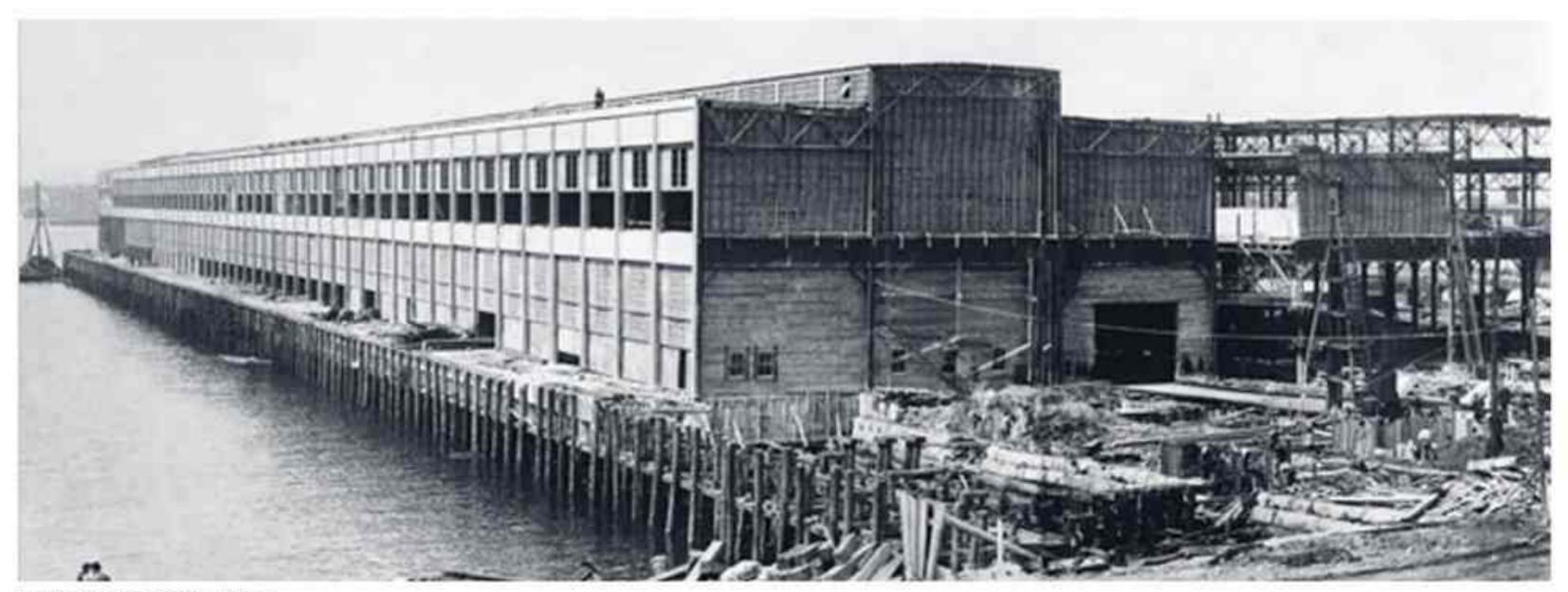
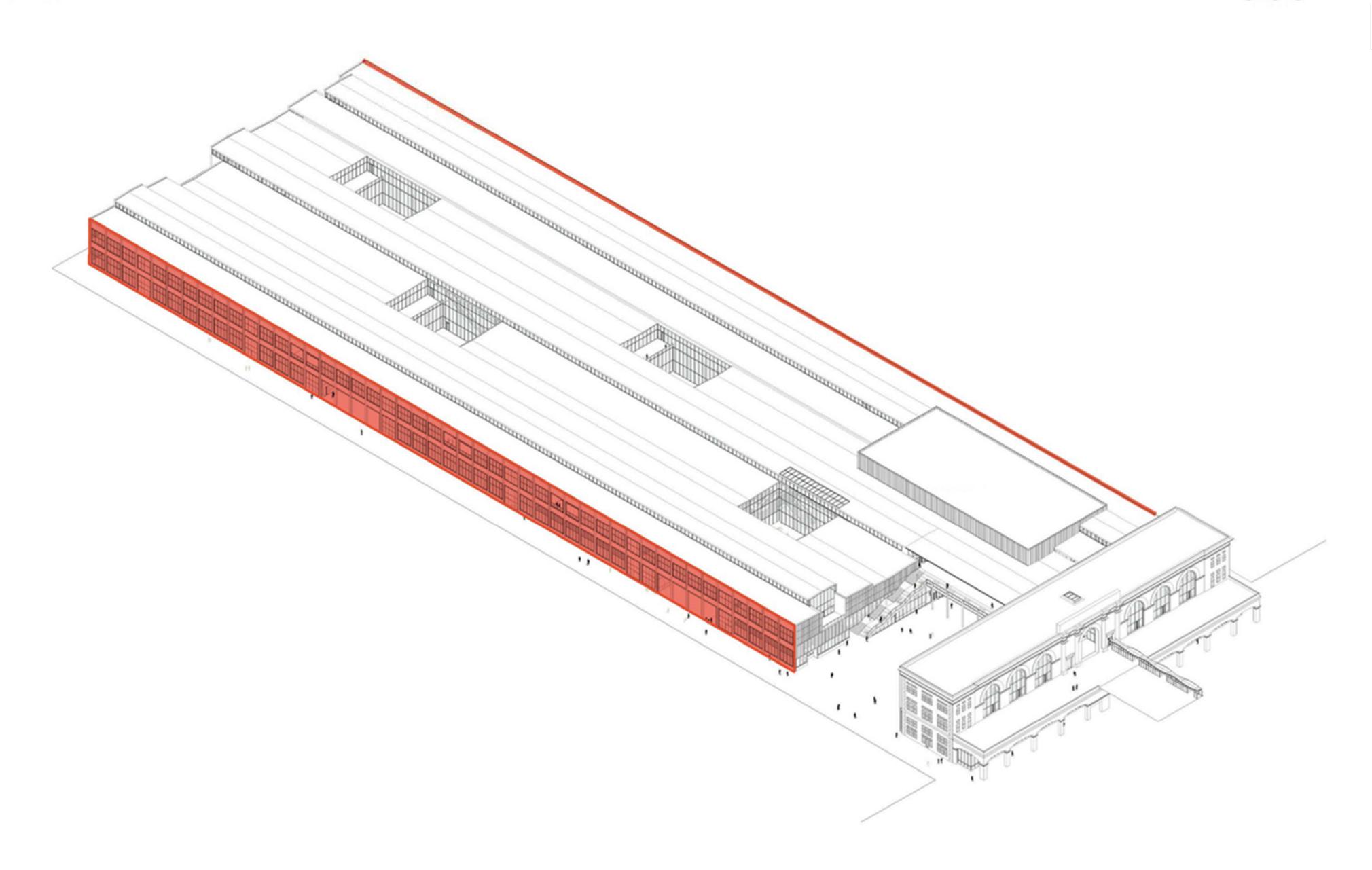
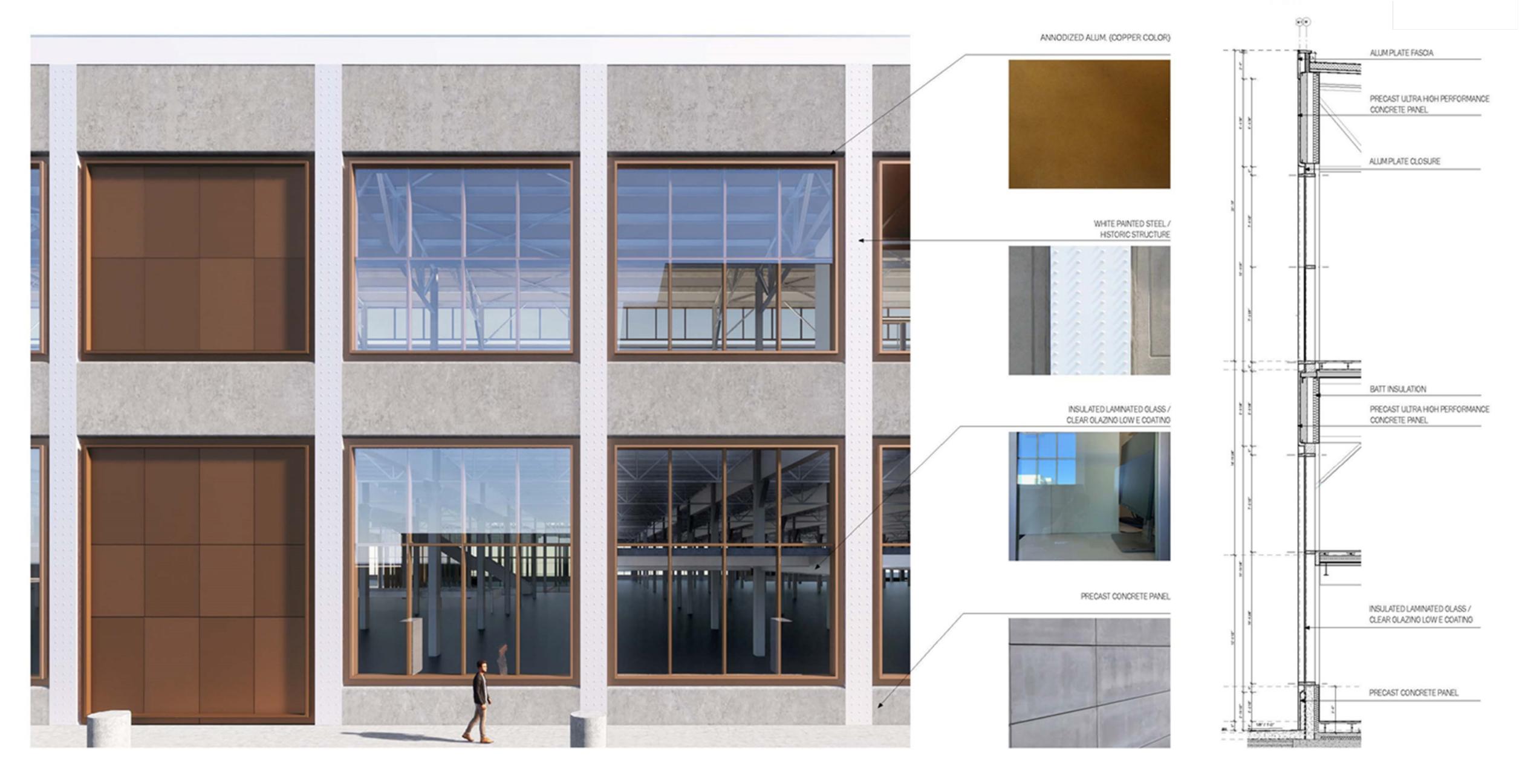


Image from the Boston Globe



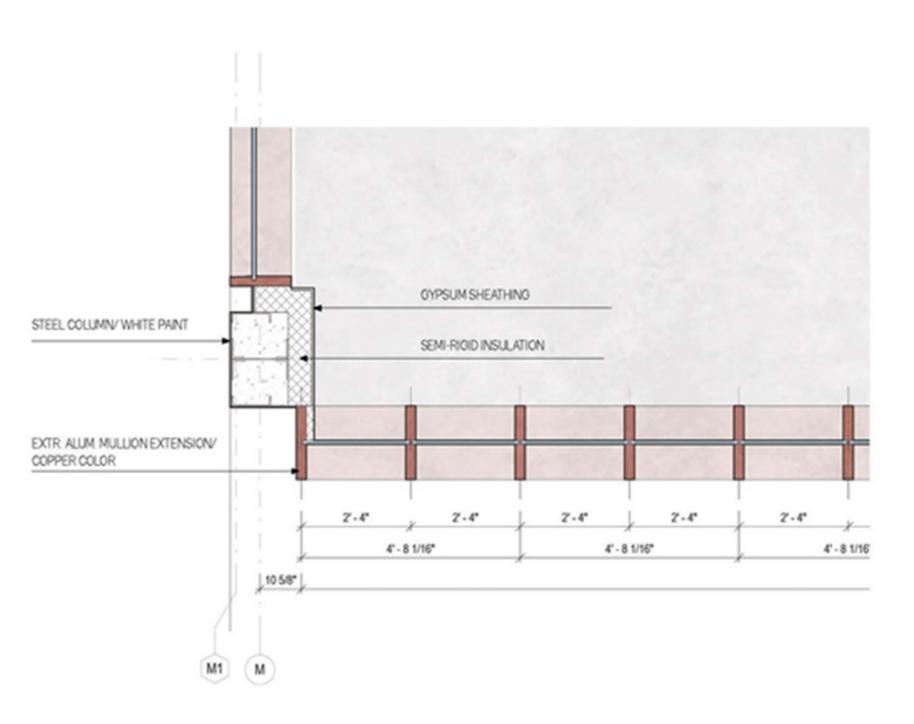












Lighting Concepts







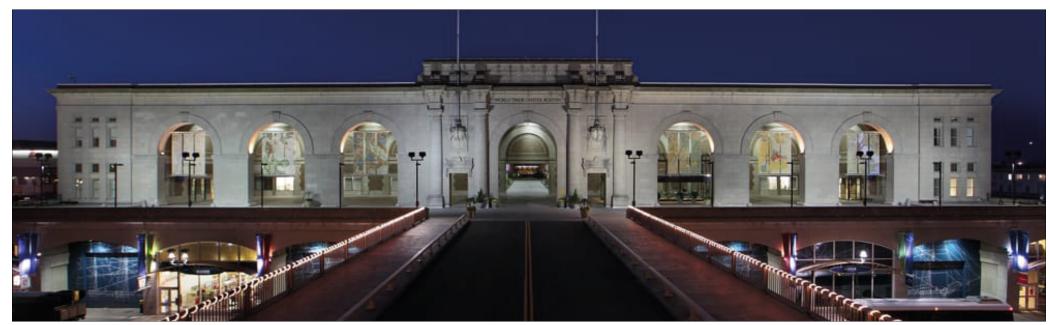


Appendix / Supplementary Information

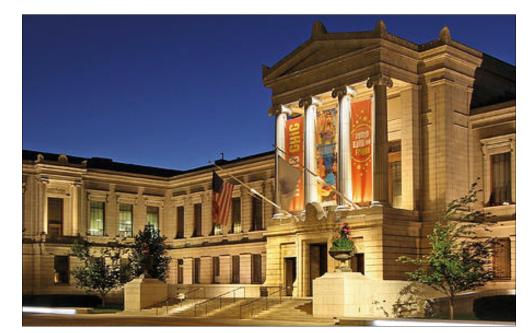
Design Considerations

FMS

- 1. THE LIGHTING DESIGN STUDY WILL TAKE INTO CONSIDERATION THE BOSTON PLANNING AND DEVELOPMENT AGENCY AND BOSTON HARBORWALK GUIDELINES, THE SURROUNDING DOWNTOWN BOSTON HARBOR AREA, AND THE IMMEDIATE MARINE HABITAT.
- 2. THE HERITAGE OF THE BOSTON COMMONWEALTH PIER AND PRESERVATION ARE TAKEN INTO CONSIDERATION.
- 3. SUSTAINABILITY AND ENERGY CONSERVATION ARE TAKEN INTO CONSIDERATION.
- 4. TARGET LIGHT LEVELS ARE BASED ON THE ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA LIGHTING HANDBOOK 10TH EDITION AND FMS'S RECOMMENDATIONS OR BEST LIGHTING PRACTICES.
- 5. ALL SOURCES TO BE LED IN A WARM WHITE COLOR TEMPERATURE AND TO HAVE A MINIMUM COLOR RENDERING INDEX OF 80.
- 6. FIXTURE LOCATIONS TO BE COORDINATED WITHIN LIMITATIONS OF SITE INFRASTRUCTURE AND HARBOR SURROUNDINGS.
- 7. HARSH MARINE ENVIRONMENT IS CONSIDERED FOR LIGHT FIXTURE MATERIALS AND MAINTENANCE.



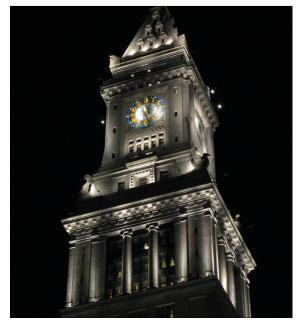
PROJECT SITE- HEADHOUSE VIEW FROM VIADUC



MUSEUM OF FINE ARTS BOSTON



BOSTON PUBLIC LIBRARY MCKIM BUILDING



BOSTON CUSTOMS HOUSE TOWER



BOSTON HARBOR DOWNTOWN WATERFRONT

Warehouse/
Plaza/ Lighting Concepts

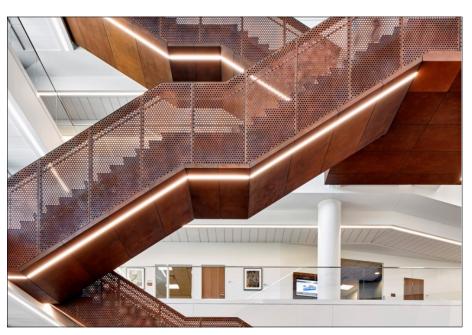




FACADE LIGHTING

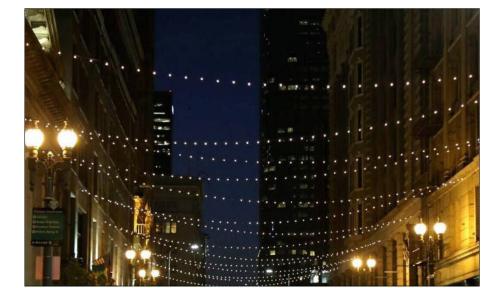


FACADE LINEAR WALL GRAZER



LENSED LINEAR DOWNLIGHT AT BUILDING SOFFIT AND UNDERSIDE OF STAIR

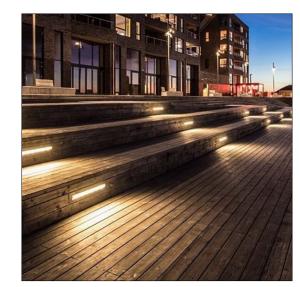
PLAZA LIGHTING



CATENARY LIGHT



WOODEN MULTIHEAD AREA POLE



STAIR RISER RECESSED STEPLIGHT TREE ACCENT LIGHT



UNDER-BENCH LIGHT

Warehouse/ Apron/Lighting Concepts





APRON LIGHTING





SURFACE MOUNTED SPOT LIGHT

POST-INTEGRATED HANDRAIL LIGHT

NICHE LIGHTING





DOCK LIGHTING

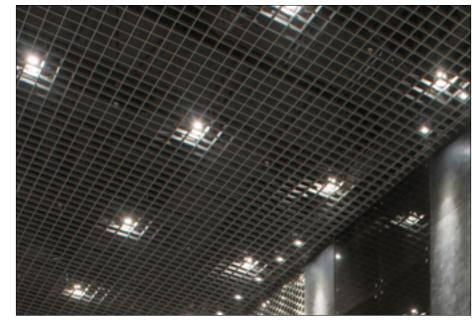








LINEAR DIRECT/INDIRECT ABOVE PERFORATED METAL CEILING



DOWNLIGHTS ABOVE PERFORATED METAL CEILING



ARCHWAY UPLIGHT

Headhouse/

Facade and Viaduct/Lighting Concepts





FACADE LIGHTING

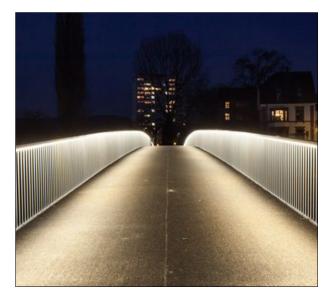






WINDOW ARCH UPLIGHT

PATH LIGHTING



CONTINUOUS HANDRAIL INTEGRATED LIGHT



GROUND MOUNTED PATH LIGHT

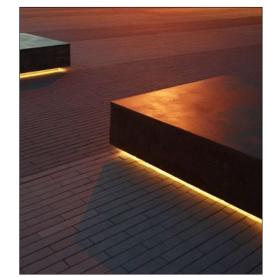


COLUMN-MOUNTED CANOPY UPLIGHTS

FEATURE LIGHTING



GROUND MOUNTED ART FEATURE LIGHT

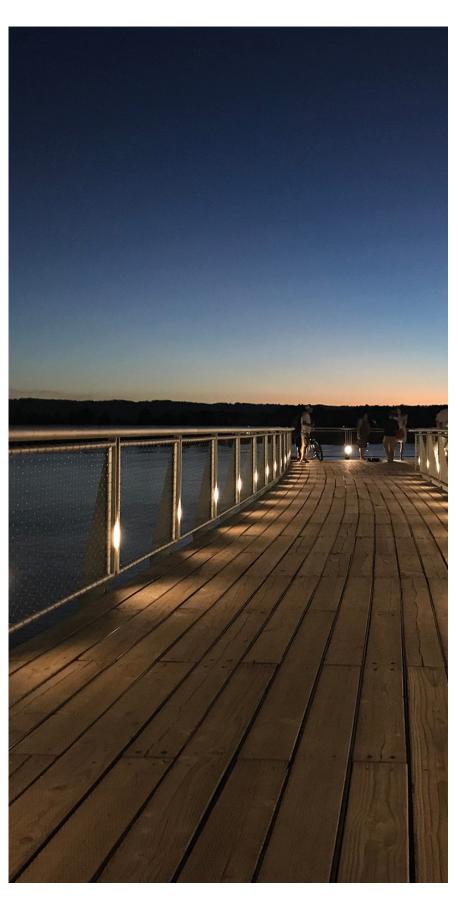


UNDER-BENCH LIGHT

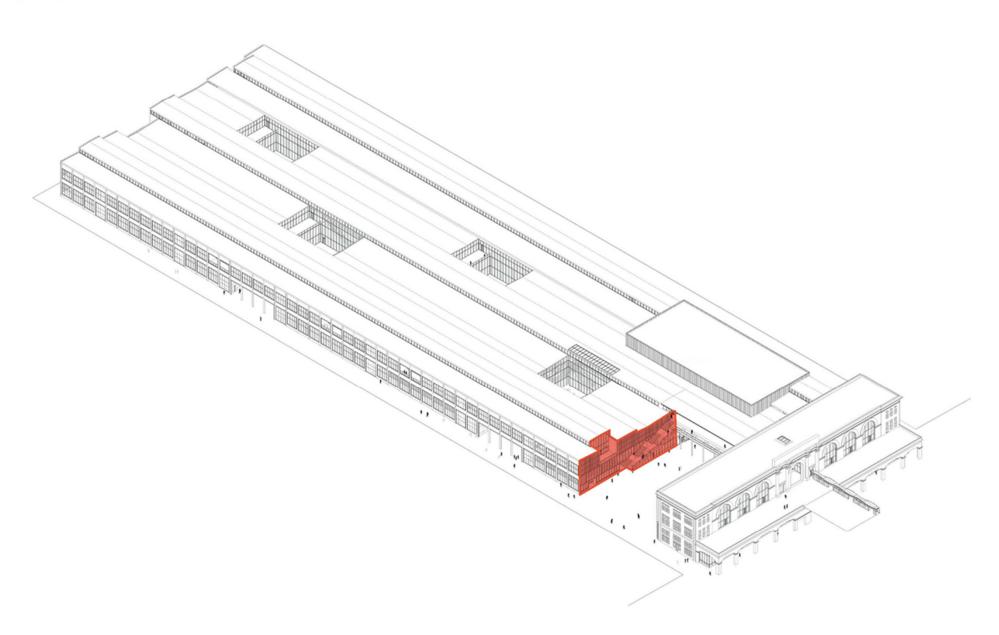


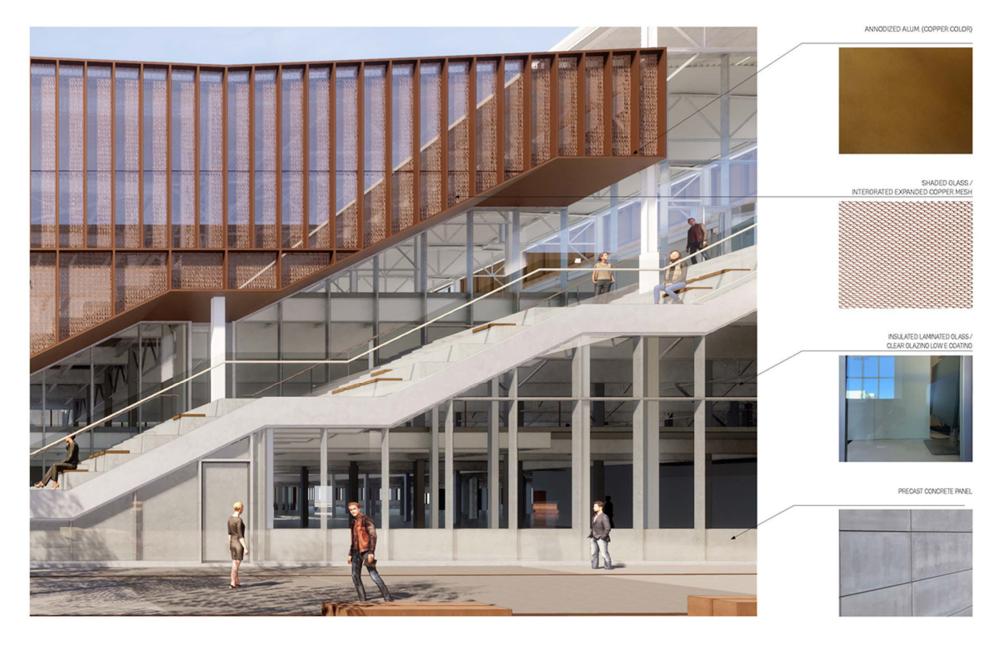


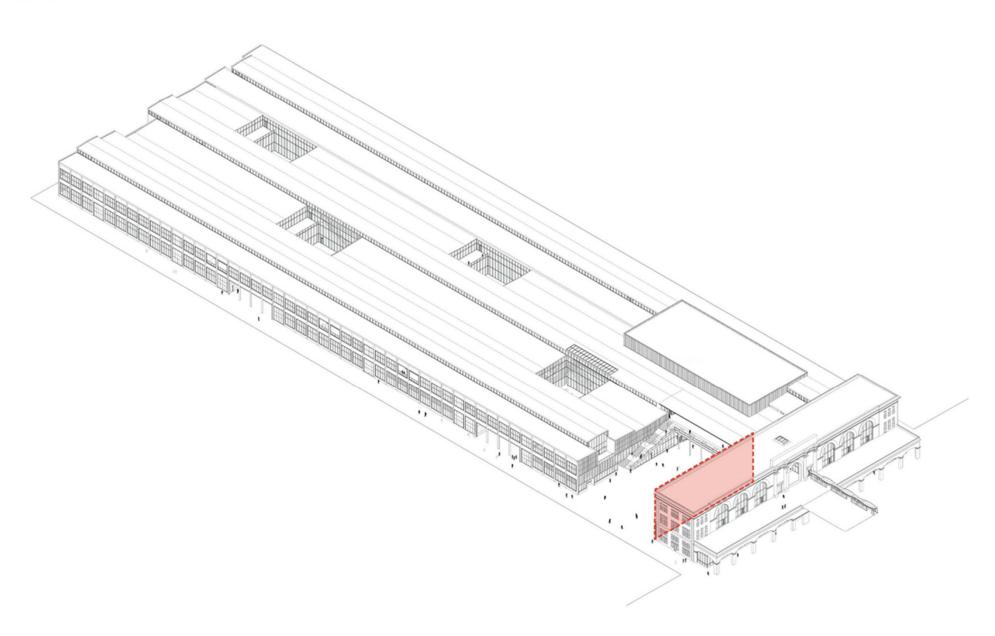




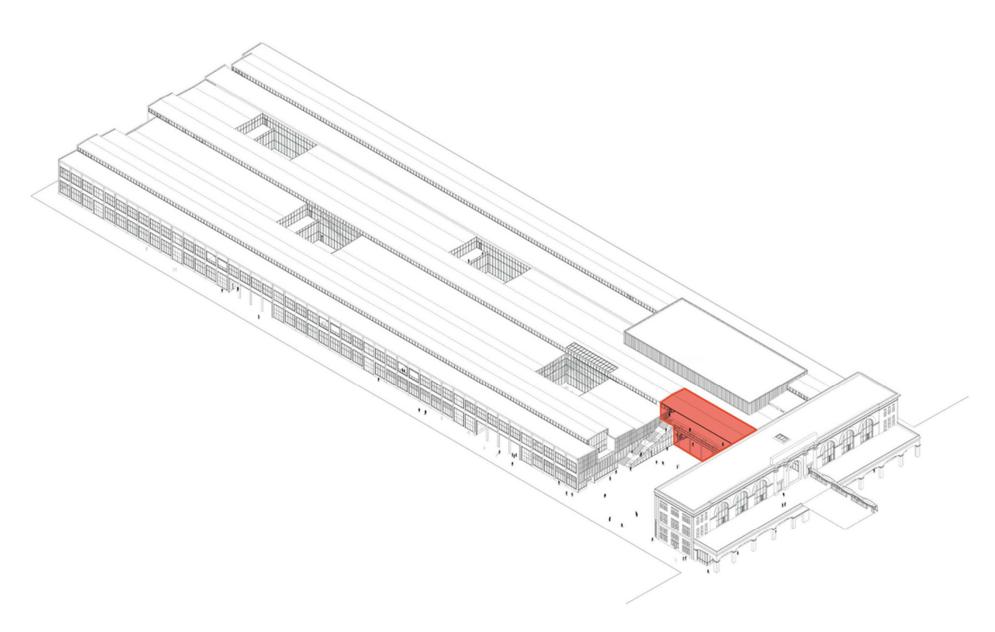






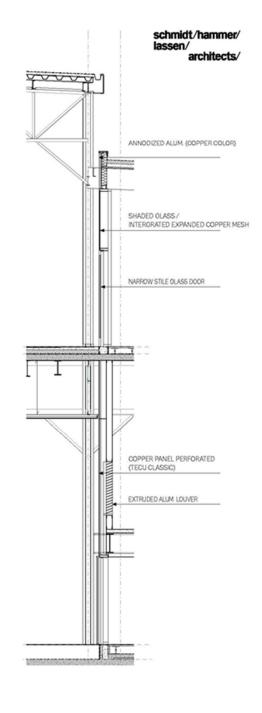




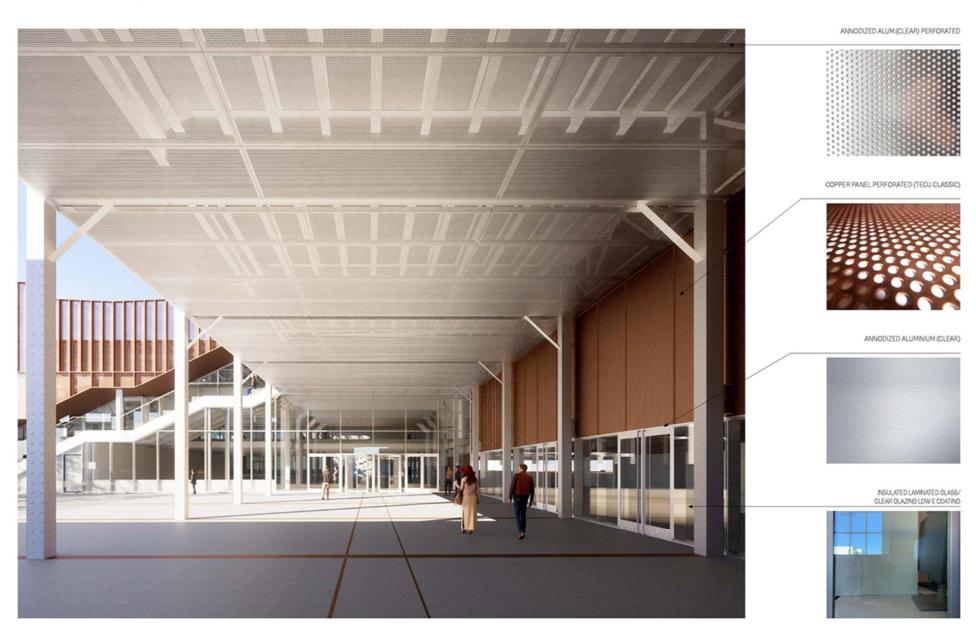


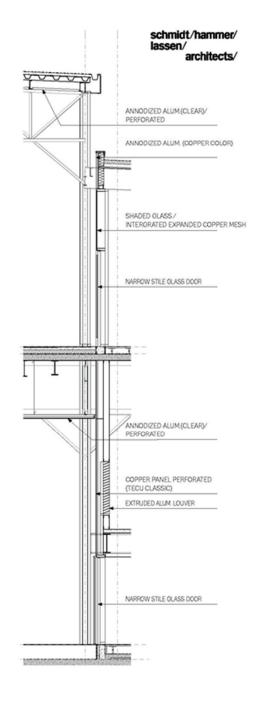


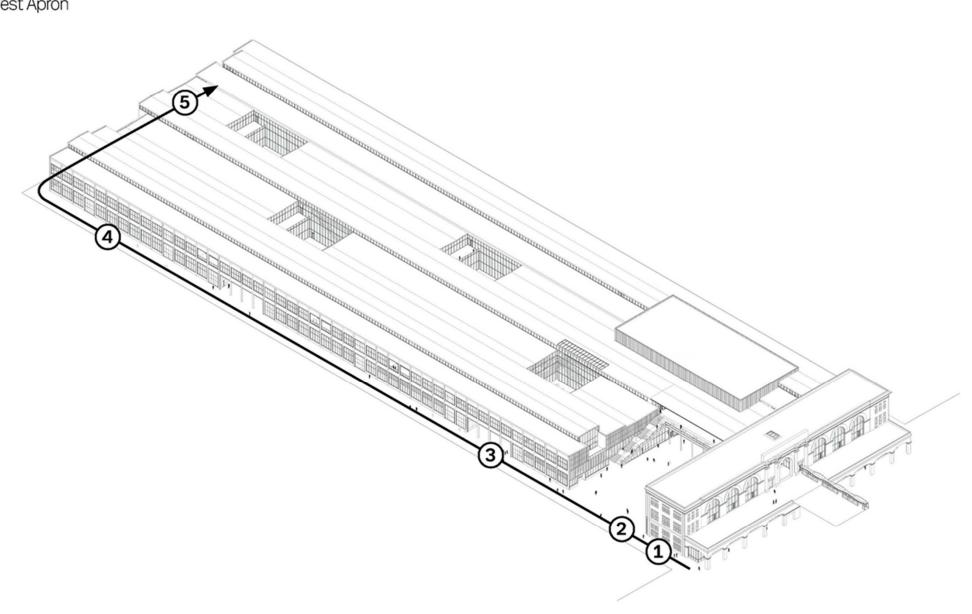




Viaduct Level Entry/







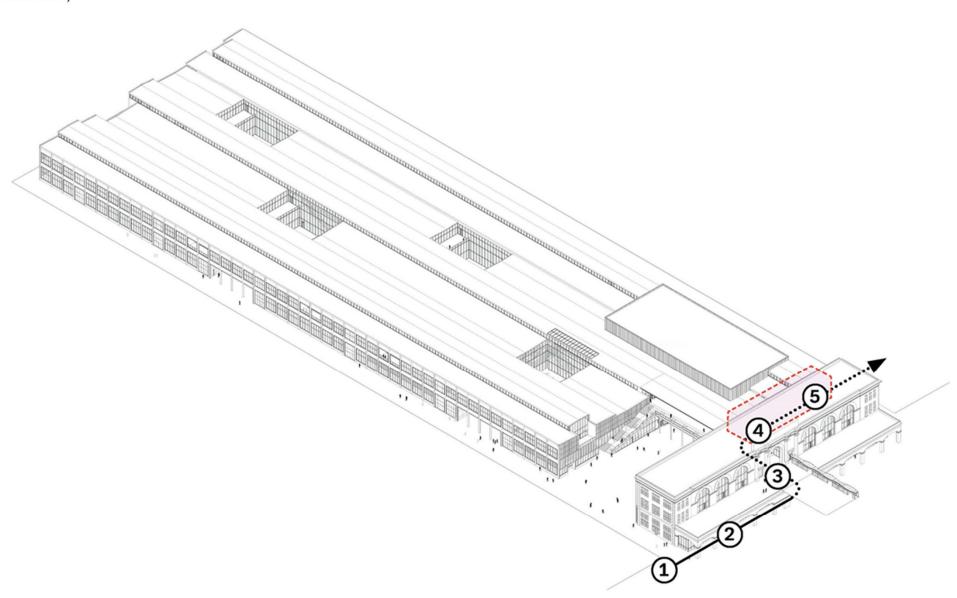






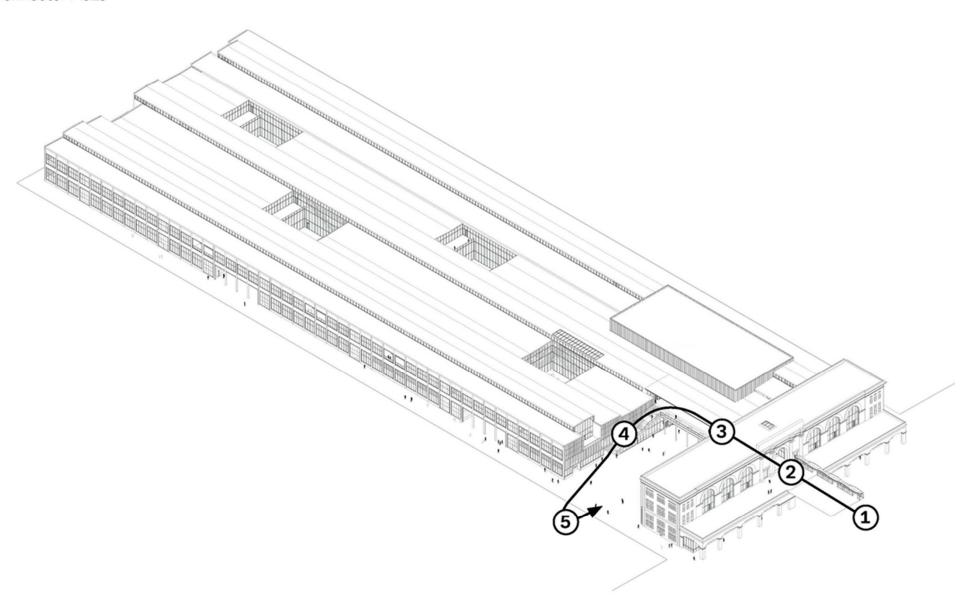














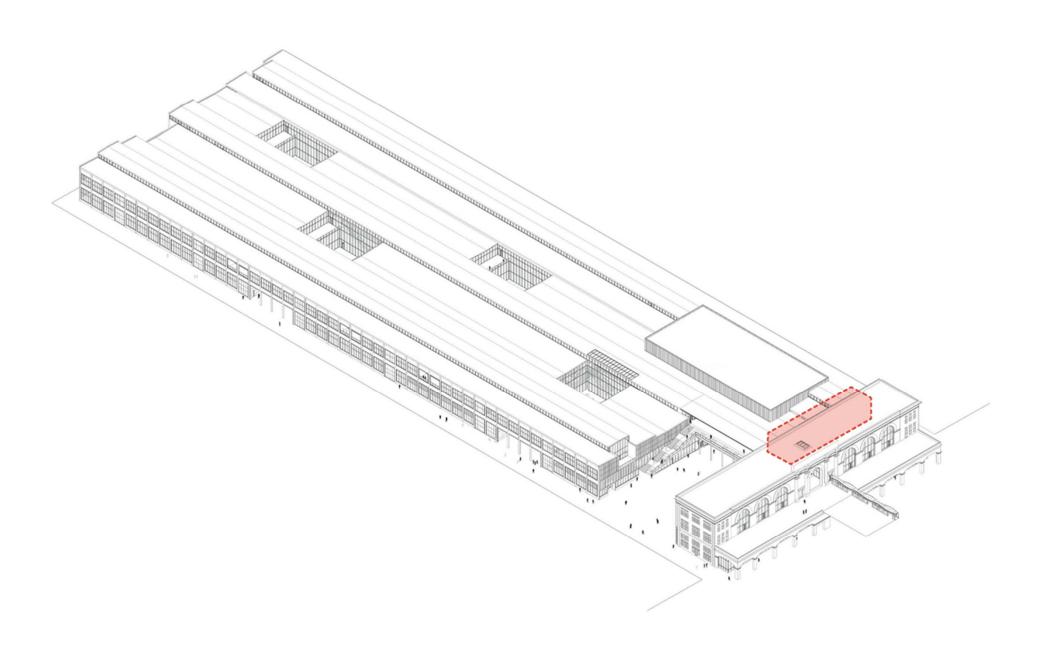




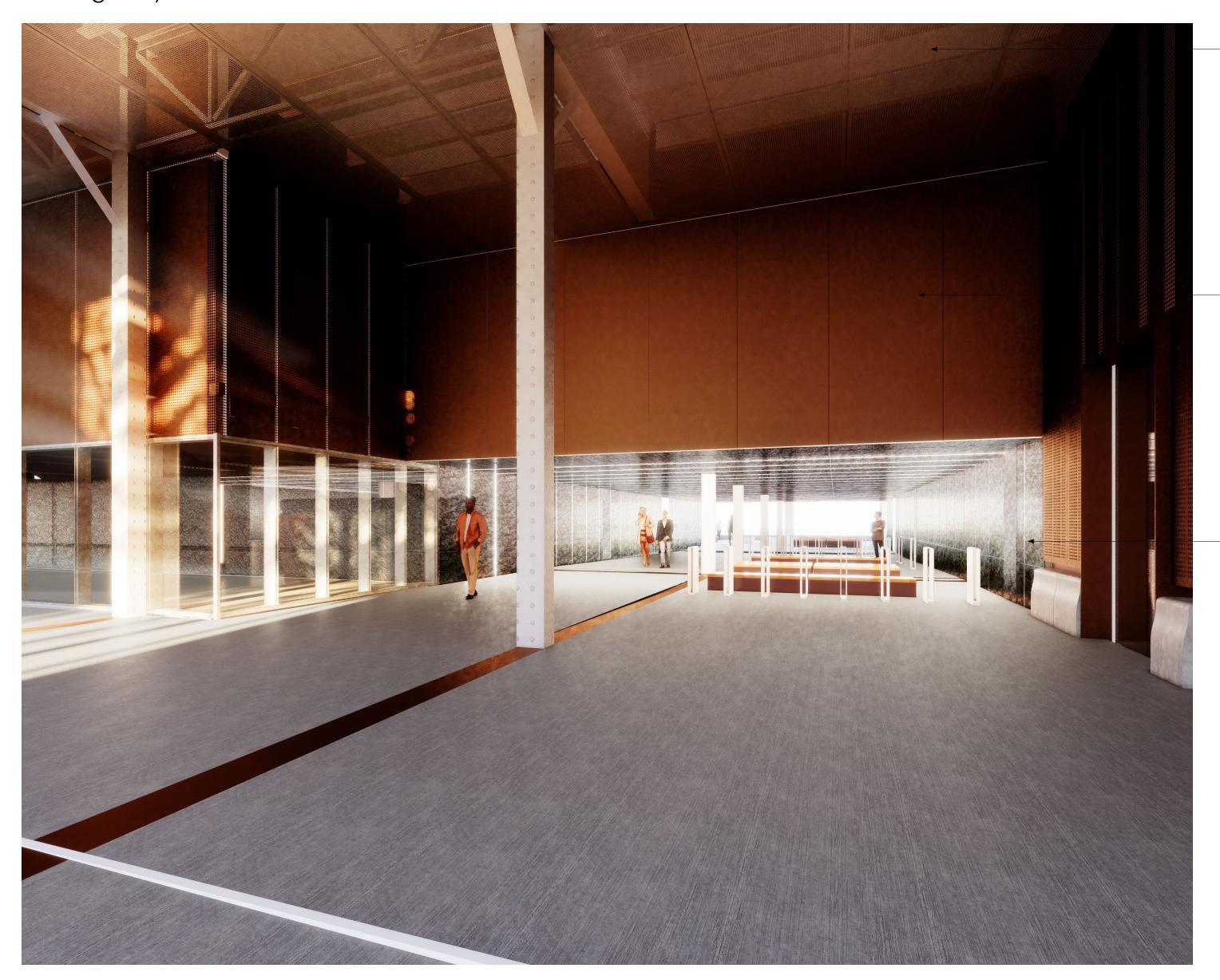


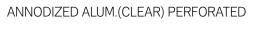
The North End of the Pier

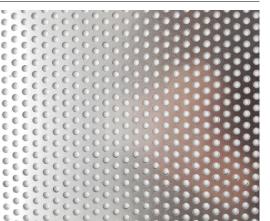




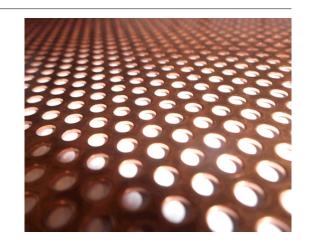








COPPER PANEL PERFORATED (TECU CLASSIC)

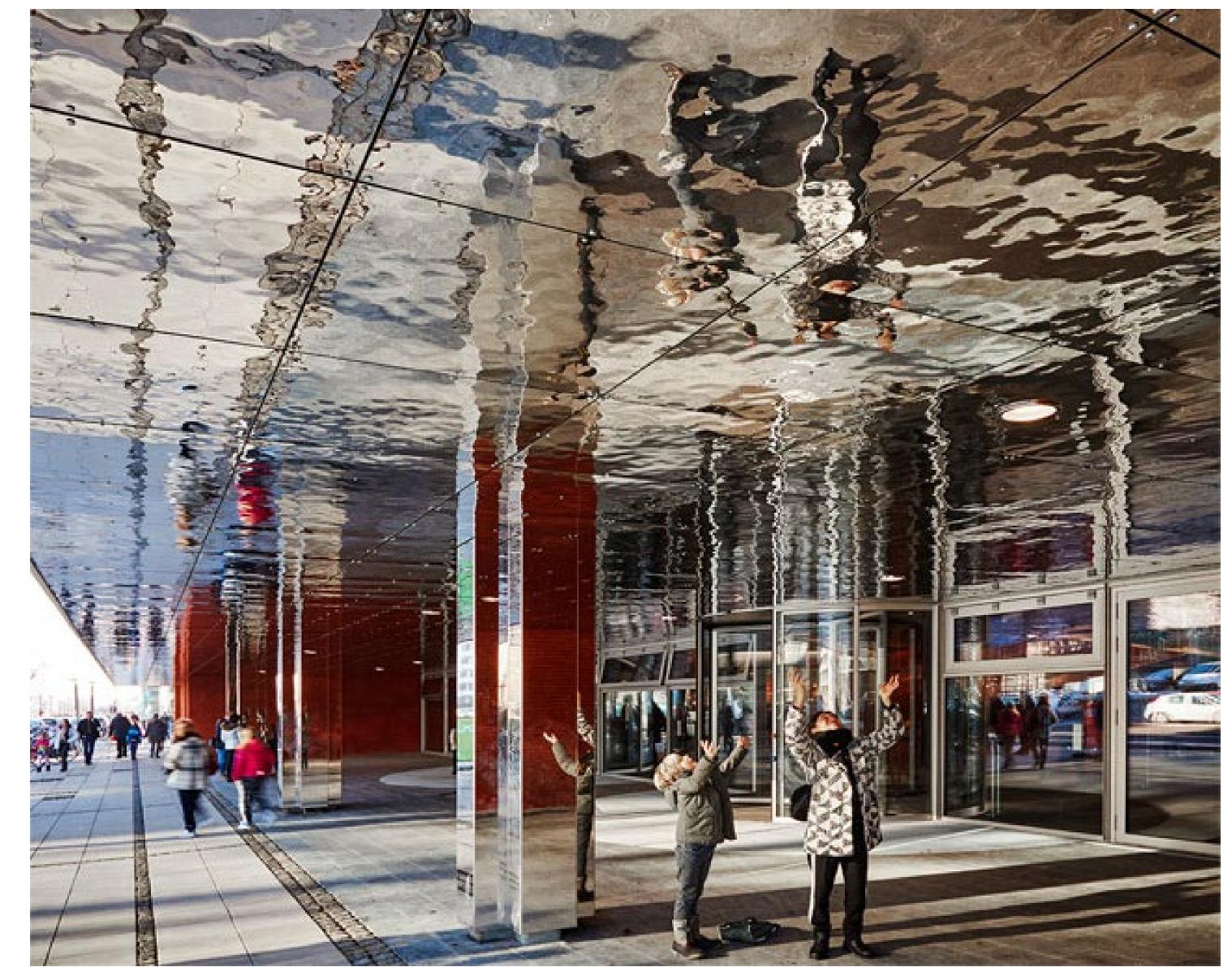


STAINLESS STEEL "EXYD"

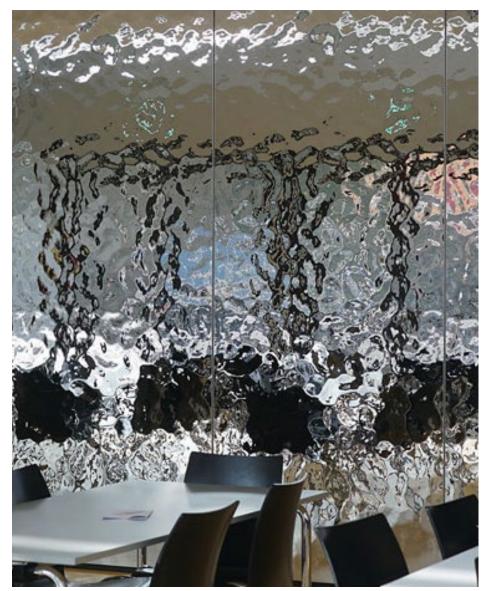




PEMBROKE CDT SASAKI schmidt/hammer/lassen/architects/





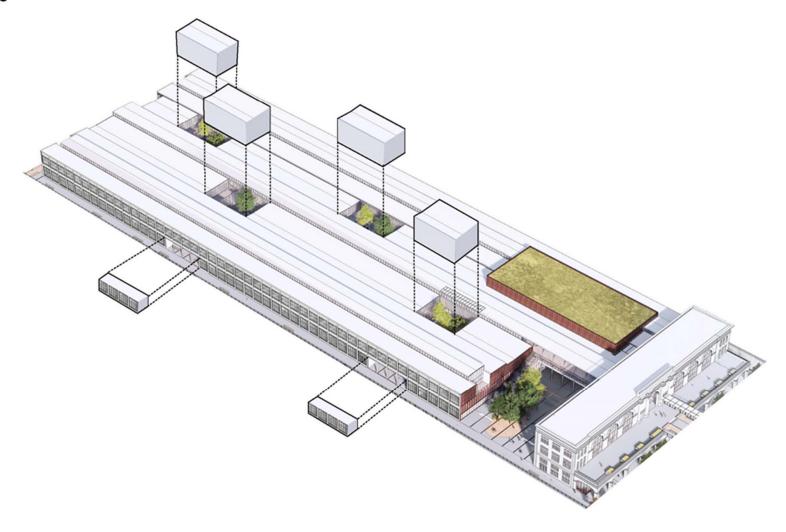


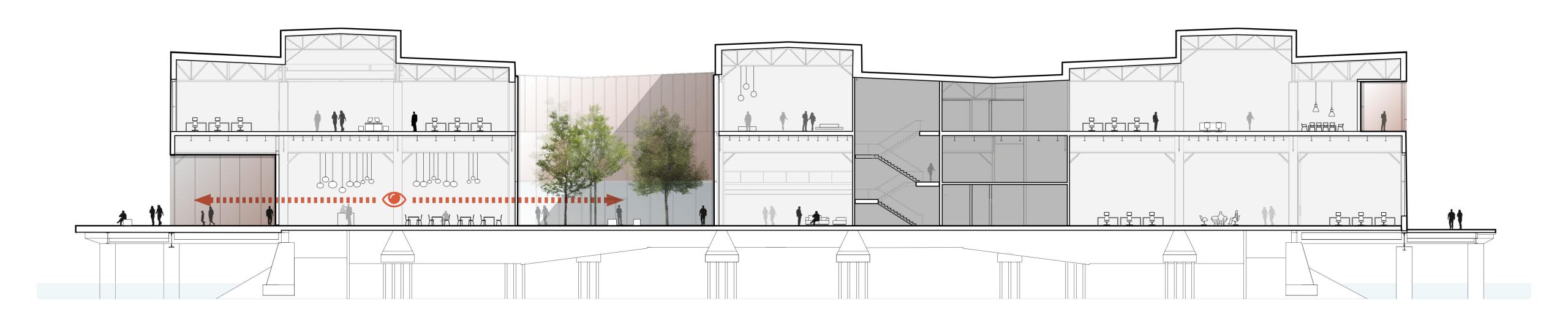




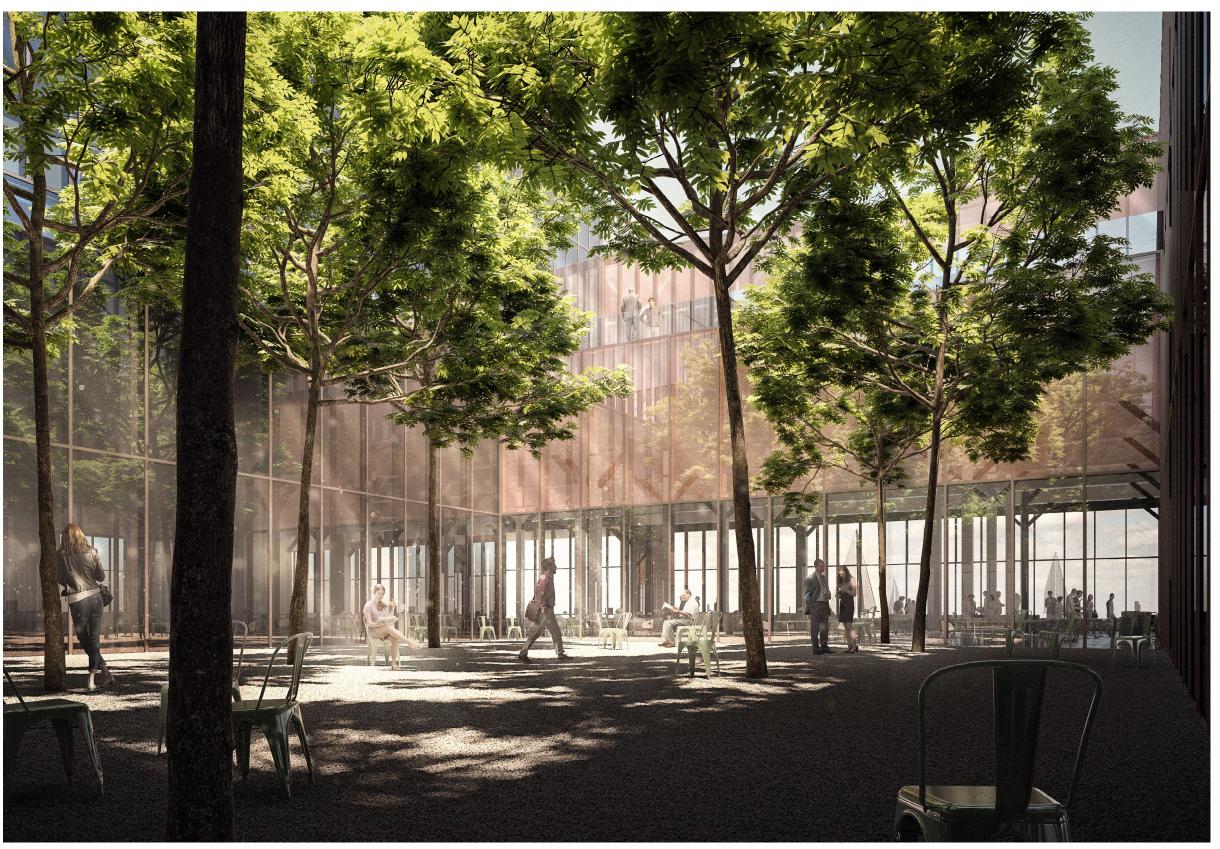




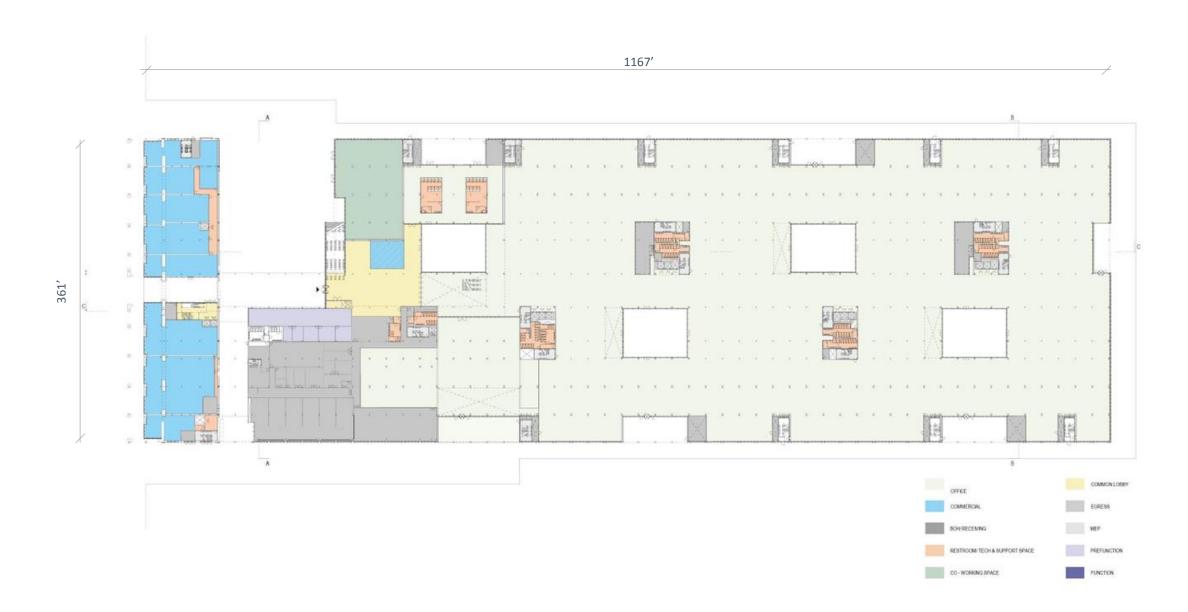




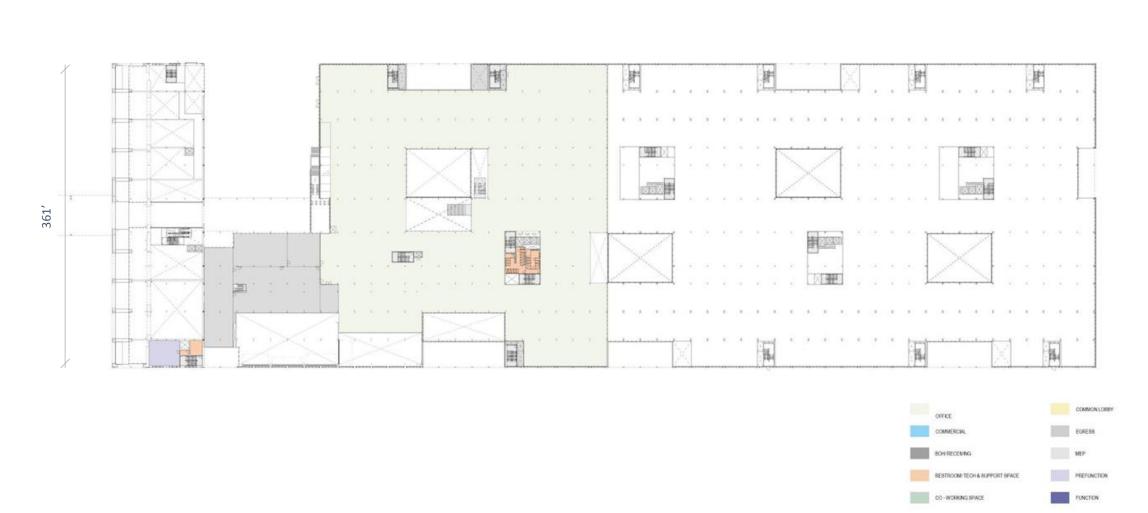




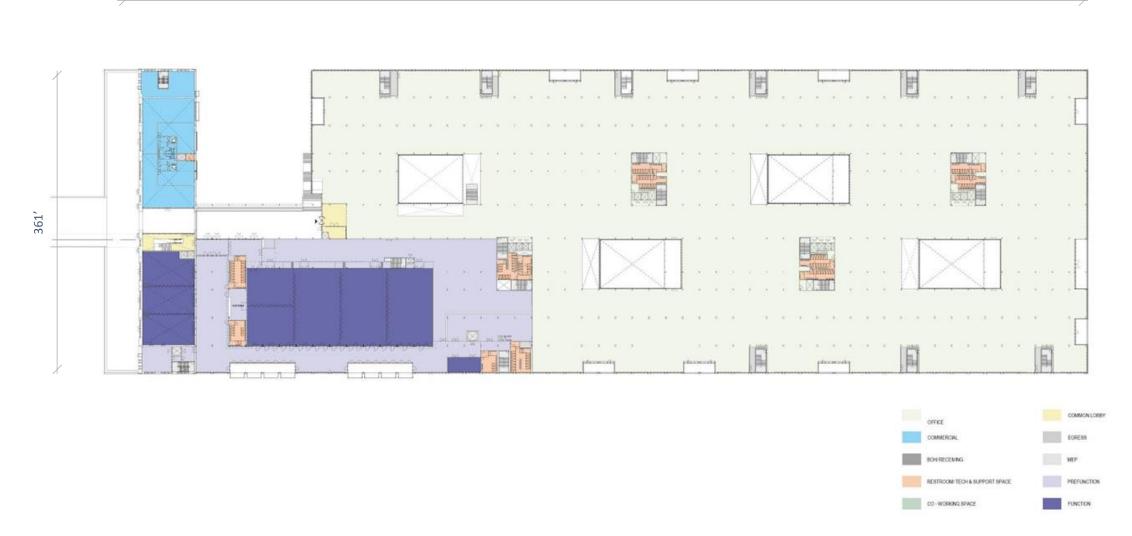




1167'



1167'







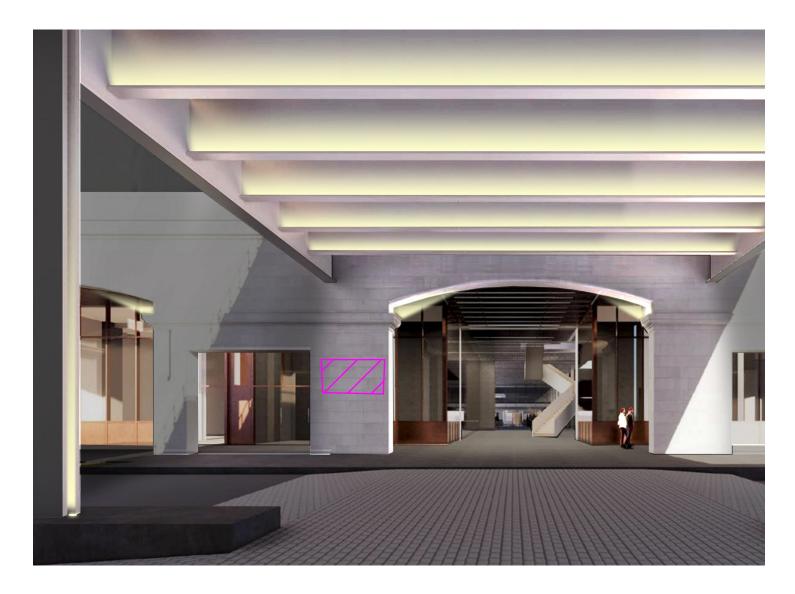


HEADHOUSE | SEAPORT BOULEVARD BRIDGE





FT - CONCEALED CONTINUOUS LINEAR COLOR-CHANGING UPLIGHT





FV - CONCEALED LINEAR UPLIGHT